



Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
February 15, 2024
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

Members Present: Michael Rupsis (**MR**), John-Paul Dorais (**JPD**), Michael Pratt (**MP**), Marc Bronn (**MB**), Jack Burns (**JB**), Jonathan Conte (**JC**), Steven Orloski (**SO**), William Fredericks (**WF**)

Members Absent: None

Others Present: Community Planner Molly Johnson (**MJ**), Town Planner Keith Rosenfeld (**KR**), Vincent Marino (**VM**) Town Attorney, and 2 members of the public.

1. **Call to Order/Pledge to the Flag:**

MR called the meeting to order at 6:30 PM.

2. **Read and Approve Minutes from Previous Meetings:**

Motion to accept the 01/18/2024 regular meeting minutes plus 01/18/2024 Public hearing minutes made by **MP** and Seconded by **JC**. All ayes

3. **Comments from the Public:** None

4. **Old Business –**

a. Chatfield Farms/EG Home LLC: **KR** Ron is going to wait until Spring to advise if the bond is released or partially released.

b. Tiverton 1: **KR** We have 2 building permits out, we have not received a new road bond from the new owners, we will contact them again. We will notify him that if we don't get the new bond he will not get any additional permits.

MR I believe the permits are just for the foundation as well. **KR** Yes, they are. **MR** SO you'll contact Mr. LeClaire for the bond? **KR** Yes.

c. HI Stone: **MJ** We spoke with First Selectman Smith about the scale house – he doesn't have a concern that it's on town land. **KR** We will be having a meeting with Chuck soon regarding the permit renewal so we can discuss all that then.

d. Tri-America: **MJ** Last month you inquired about the ordinance regarding Construction Time Zones – we looked into it and the Construction Time Zones are 7:00 am – 8:00 pm so if you'd like we could reach out. **MR** We've only seen it; no formal complaints have come in though.



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- e. Hawks View Subdivision: Reference public hearing minutes from February 15, 2024.
 - f. Hopp Brook Estates: Reference public hearing minutes from February 15, 2024.
 - g. Manny's Roofing: **KR** We sent a letter with the permit stating you need to be abiding by these things so we are setting up a meeting with them and will address the vehicles amongst other things.
5. **New Applications/New Business**:
- a. Planning and Zoning Regulations Adoption: **WF** Motioned to adopt the updated Beacon Falls Inland Wetlands and Watercourses Commission Regulations as part of the new Town Code (Attached at the end of the minutes). **JC** Seconded. All ayes.

MB Motioned to amend the agenda to add Hopp Brook Estates – Zone Change Application as item 5b. **MP** Seconded. All ayes.
 - b. Hopp Brook Estates – Zone Change Application: **MP** Motioned to accept the zone change application. **MB** Seconded. All ayes.
MP Motioned to add Hopp Brook Estates – Zone Change Application to the public hearing for March 21st, 2024, at 6:00 pm. **JC** Seconded. All ayes.
6. **POCD Update**: **MJ** In your packets you received a report from our POCD Open House Event. This month we will be hosting roundtable meetings with commission chairs and department heads from the Town Hall to obtain their feedback on town goals and priorities and to review the vision statement which is also something I would like to bring to your attention tonight. Please review and make any comments or changes you would like to see. I don't expect you to read it right now but follow up with any comments to Nicole or I by next week.



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7. **Reports:**

- a. **Zoning Enforcement Officer:** **KR** I have one activity that has been going on – we received a notice that at 53 Lancaster Drive there are batting cages that were put in. We sent a Notice of Violation as Batting Cages are not allowed in the Industrial Zone. **MR** There is one at 141 South Main Street. **KR** That's a different zone but it isn't allowed in any Industrial Zone actually. **JC** What is the next step? **KR** They will be aware of the Violation in the next few days then they should vacate the premises of that kind of use.
- b. **Town Engineer:** No update
- c. **Town Planner:** **MJ** We have the draft MS4 Report that is posted on the website and out for public comment and that will be submitted to the State April 1st.

8. **Petitions from Commissioners:** **WF** There's a pumpstation on the corner of the road, according to the zoning regs that's supposed to be surrounded by vegetation or trees. Shouldn't that be addressed? **MJ** We will look into that.

9. **Correspondence & Payment of Bills:**

MB Motioned to pay invoice from Republican American. **MP** Seconded. All ayes.

10. **Adjournment:** **MP** motioned to adjourn at 7:00 pm, **JC** Seconded. All ayes.

Respectfully submitted,

Nicole Pastor

Clerk, Planning & Zoning

Beacon Falls Planning and Zoning Commission
Adoption of regulations as part of new Town Code

§ 1. Acceptance of renumbering of regulations.

The Subdivision Regulations of the Town of Beacon Falls, adopted May 18, 2006, as renumbered and codified as Chapter 372 of the Code of the Town of Beacon Falls in the form attached hereto and made a part hereof, are hereby approved. The Zoning Regulations of the Town of Beacon Falls, as amended through November 17, 2014, as renumbered and codified as Chapter 380 of the Code of the Town of Beacon Falls in the form attached hereto and made a part hereof, are hereby approved.

§ 2. Continuation of existing provisions.

The provisions of Chapters 372 and 380, insofar as they are substantively the same as those of regulations in force immediately prior to this enactment, are intended as a continuation of such regulations and not as new enactments, and the effectiveness of such provisions shall date from the date of adoption of the prior regulation. All such provisions are hereby continued in full force and effect and are hereby reaffirmed as to their adoption by the Planning and Zoning Commission.

§ 3. Changes in previously adopted regulations.

The following changes, amendments or revisions are made herewith, to become effective upon the effective date of this enactment. (Chapter and section number references are to the regulations as they have been renumbered and appear in the Code.)

Chapter 372, Subdivision Regulations.

- A. Section 372-2.3G is amended to change "State Highway Department" to "Department of Transportation."

Chapter 380, Zoning Regulations.

- A. Throughout this chapter, references to the Board of Appeals are amended to read "Zoning Board of Appeals," and references to the Connecticut Department of Environmental Protection are amended to read "Department of Energy and Environmental Protection."
- B. Section 380-1.2 is amended to change "Plan of Development" to "Plan of Conservation and Development."

- C. The following sections are amended to change "Zoning Commission" to "Planning and Zoning Commission": §§ 380-6.4C, 380-24.12, 380-62.7C, and 380-64.3C.
- D. Section 380-24.5A is amended as indicated: "The approved number of homes as shown on site plan attached ~~hereto~~ to the application for zone change approval."
- E. Sections 380-24.8A, 380-24.16, and 380-75.1A(2) are amended to change "Inland Wetlands Commission" to "Inland Wetlands and Watercourses Commission."
- F. Section 380-24.13B(7)(b) is amended to change "Connecticut General Statutes §§ 30-269 and 30-273" to "Connecticut General Statutes §§ 29-269 and 29-273."
- G. Section 380-53.4F is amended as indicated: "To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize flood blight areas; and"
- H. Section 380-68.2C is amended as indicated:
- The construction of any driveway requiring the performance of a regulated activity, as defined by the ~~Inland/Wetlands Agency~~ Inland Wetlands and Watercourses Commission, on public or private land shall be approved by said ~~Agency~~ Commission prior to issuance of a driveway permit.
- I. Section 380-71.3C is amended, in part, as indicated: "... which general plans ~~may~~, shall show the degree of detail required for a site plan ..."
- J. Sections 380-73.4B and 380-74.4 are amended to change "Inland/Wetland Commission" to "Inland Wetlands and Watercourses Commission."