



**Beacon Falls Planning & Zoning Commission**  
**10 Maple Avenue**  
**Beacon Falls, CT 06403**

**BEACON FALLS PLANNING & ZONING COMMISSION**  
**Monthly Meeting**  
**October 21, 2021**  
**MEETING MINUTES**  
**(Subject to revision)**

**1. Call to Order / Pledge of Allegiance**

Chairman Donald Molleur called the meeting to order at 7:48 P.M.

**Members Present:** Donald Molleur (DM), Harry Roscoe (HR), Michael Rupsis (MR), Jack Burns (JB) Michael Pratt (MP), Howard Leeper (HL)

**Members Absent:** Robert Starkey (RS), Marc Bronn (MB), Cody Brennan (CB)

**Others Present:** Town Planner Keith Rosenfeld (KR), Town Attorney Vincent Marino (VM)

**2. Read & Approval Minutes from Previous Meetings/Hearings**

**Motion to approve and accept the minutes and motion/vote records from the Public Hearings on August 19, 2021 August 26, 2021 and September 29, 2021, and the minutes from the Special Meeting on September 23, 2021, with revisions. Motion made by Michael Pratt/ Seconded by Harry Roscoe. VOTE:**

|                |            |     |         |               |
|----------------|------------|-----|---------|---------------|
| Donald Molleur | <u>Aye</u> | Nay | Abstain | Absent        |
| Jack Burns     | <u>Aye</u> | Nay | Abstain | Absent        |
| Harry Roscoe   | <u>Aye</u> | Nay | Abstain | Absent        |
| Cody Brennan   | <u>Aye</u> | Nay | Abstain | <u>Absent</u> |
| Michael Rupsis | <u>Aye</u> | Nay | Abstain | Absent        |
| Marc Bronn     | <u>Aye</u> | Nay | Abstain | <u>Absent</u> |
| Robert Starkey | <u>Aye</u> | Nay | Abstain | <u>Absent</u> |
| Michael Pratt  | <u>Aye</u> | Nay | Abstain | Absent        |
| Howard Leeper  | <u>Aye</u> | Nay | Abstain | Absent        |

**3. Comments from the Public – none**

**4. Reports**

- a. Zoning Enforcement Officer -No report.
- b. Town Engineer - No report.
- c. Town Planner - No report. Provided comment throughout other topics.

**5. Old Business**

- a. Chatfield Farms – HR: Some trucks coming out of there uncovered. Otherwise, things are going smoothly.
- b. HI Stone Blasting/15 Alliance Cir – no updates
- c. Board and Commission Member Training – no updates
- d. Agricultural/Livestock Regulations -**Cody Muth, 229 Burton** –Fee was waived by Selectmen. Provided a copy of proposed regulations to Commission. Requesting a public hearing. **KR:** A letter requesting Commission to act upon an amendment. That is the application.

**Motion to schedule a Public Hearing at 6:30 pm on November 18, 2021, in the Town Hall Assembly Room for the Agricultural Livestock Regulations Text Amendment.**

**Motion made by Michael Pratt/ Seconded by Michael Rupsis. VOTE:**

|                |            |     |         |               |
|----------------|------------|-----|---------|---------------|
| Donald Molleur | <u>Aye</u> | Nay | Abstain | Absent        |
| Jack Burns     | <u>Aye</u> | Nay | Abstain | Absent        |
| Harry Roscoe   | <u>Aye</u> | Nay | Abstain | Absent        |
| Cody Brennan   | <u>Aye</u> | Nay | Abstain | <u>Absent</u> |
| Michael Rupsis | <u>Aye</u> | Nay | Abstain | Absent        |
| Marc Bronn     | <u>Aye</u> | Nay | Abstain | <u>Absent</u> |
| Robert Starkey | <u>Aye</u> | Nay | Abstain | <u>Absent</u> |
| Michael Pratt  | <u>Aye</u> | Nay | Abstain | Absent        |
| Howard Leeper  | <u>Aye</u> | Nay | Abstain | Absent        |

e. Cannabis Moratorium – Working Group Update

**KR:** We put together a survey, we will distribute that to the members shortly.

f. Tiverton – Charles Edwards – JTP Construction. **DM:** The Town Engineer reviewed the As Built.

**KR:** If right of way or easements are changed, open space, they will have to come back to Commission to get a new approval for work that needs to be done. Ours is based on any changes effect on the recorded subdivision plan.

**6. New Business**

a. Escrow Account – **VM:** Public Act 21-29 – recently passed, allows PZC to adopt a regulation to authorize Commission assess a fee on an applicant for retention of consultant for a specific purpose.

**7. New Applications**

a. Hopp Brook Village – no updates

b. 343 Lopus Road /Tri Tec Americas LLC Solar – no updates

**8. Correspondence & Payment of Bills**

a. Received number of correspondences related to Hopp Brook, but Public Hearing has been closed so not shared with Commissioners or entered into the record. Received correspondence from Attorney Alfred Bruno re: FOIA case closed, Mr. Styfco withdrew complaint.

**Motion to approve payment of all invoices submitted. Motion made by Michael Pratt, seconded by Howard Leeper. All ayes.**

**9. Adjournment**

**Motion made by HR to adjourn at 8:29 PM, HL seconded, all ayes.**

Respectfully submitted,

*Lisa Daigle*

*Clerk, Planning & Zoning Commission*