



**Town of Beacon Falls
Planning & Zoning Commission
Monthly Meeting Minutes- August 18, 2022
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

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

Members Absent: Robert Starkey (**RS**)

Others Present: Town Planner Keith Rosenfeld (**KR**), Land Use Coordinator Leah Rajvong (**LR**), Bryan Nesteriak B&B Engineering (**BN**), Joe Rodrigo 42 Bonna St (**JR**)
Members of the Public: Amy Bodnar (**AB**) 11 Timber Ridge Ln., 15 non-speaking members of the public

1. Call to Order/Pledge to the Flag:

DM opened the meeting at 7:30 P.M.

2. Read and Approve Minutes from Previous Meetings:

Motion to accept minutes from the July 21, 2022, monthly meeting, as submitted.**HR/MR. All ayes. Motion carried.**

3. Comments from the Public: **DM** Asked 3 times there were none.

4. Reports:

- a. Zoning Enforcement Officer- **KR** We are currently working on evaluating current violations. We will be prepared by next month and have a full report. **LR** Documents found date from 2017 to present we will have full report by next meeting.
- b. Town Engineer- **DM** spoke to Paul nothing to new to report.
- c. Town Planner- **KR** working with Natasha submitted a sample POCD request for proposal working on that present to the commission at September meeting. 2 or 3 members as point people in the evaluation of the submittal consulting firm by new year or soon after. 4 meeting with public honing down the RFP, proceeding with POCD and the Affordable housing plan included.

5. Old Business:

- a. Chatfield Farms/EG Home LLC: **HR** Questioning the updates that we receive from Chatfield Farms/EG Homes **MP** Asked to bring forth concerns from IWWC as the roads are not being paved with the final coat that falls into Stormwater management. **HR** a lot of water erosion on the top of Fieldstone Lane. We want dates as to when these items will be completed. **KR** My suggestion would be for Town Engineer Ron Nault to attend next meeting **DM** Clerk to type invite to Ron Nault to September meeting. **HR** Questioned the bonds for the Chatfield/EG Homes.
- b. Pond Spring Village: **KR** Chairman had a question of the bonds, **DM** Nudge them a bit to see how they are moving along with paving. Get them here and an estimated completion date. Clerk to send invite.



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- c. 343 Lopus Road/Tri Tec Americas LLC-Solar Array: No Updates, **MR** We can send the Engineers a letter to give us an update and take it off at the next meeting. Clerk to send letter to project engineers for updates.
- d. 12 Timber Ridge Lane **KR** We are starting to review this along with the other violations that were found in the office, along with the review of memo from our attorney **DM** Odor complaint should contact Naugatuck Valley Board of Health it doesn't fall on the burden of this commission, we are in the process of a lot of changes in this commission spoken to attorney he has fallen ill, gives time for **KR** and **LR** to review all documents **AB** is there a time frame that can be set on this because its been going on too long **DM** We aren't obligated to give a timeline **KR** we have set this a priority and we will try to get through all the other items.
- e. Board/Commission Member Training:

Motion to table the conversation to next month JB/MP All ayes. Motion carried.

- f. PZC-07212022-1-TA: **DM**: Would like to see the modification from 4 families to 3 families.

Motion to approve the Text Amendment with modifications. MP/JB. All ayes. Motion carried. Effective 9/15/2022

- g. Proposed Expert Review: No discussion placed to vote.

Motion to approve Proposed Expert Review. HR/HL. All ayes. Motion carried. Effective 9/15/2022.

6. New Applications:

- a. 30 Lorraine Drive/ Charles Edwards Estate: **BN** Presented site plans for resub-division of 30 Lorraine Drive for the building of 5 lots. Currently application is in Wetlands. There are questions that were asked by the Town Engineer I do have answers. However, some of the suggestions are based on the builder in **KR** my suggestion would be to set a public hearing prior to next months meeting. A letter from Aquarion and WPCA make them aware of the project prior the meeting.

Motion to schedule PZC-08182022-1-SP for a Public Hearing for Thursday, September 15, 2022, at 7:00pm. MP/MR All ayes. Motion carried.

- b. 26 Westview Road/BF Edge LLC: **JR** speaking on limited capacity for the Mirandas, the building lot is not considered a buildable lot but is being tax otherwise. Requesting the board to deem this as a buildable lot **KR** When lot was resub-divided in 2009 33A and 33B a note was written on the subdivision plan that in order to develop the vacant the applicant would need to get a Site Development Plan approval. This is



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a subdivision approval that lot says that it's not a building lot currently. Commission would need to consider it a buildable lot as per a site development plan which was provided to you. Applicant would need to also get a Wetland application before Planning & Zoning. This is a subdivision application; we will review it as a Site Development Plan. Advise commission to accept the application within the subdivision regulations, doesn't require a public hearing. Puts emphasis on the applicant to get before Wetland Commission September 14, 2022.

Motion to accept application PZC-07212022-1-SP DM/MP All ayes. Motion carried.

7. New Business:

a. Appointment of Temporary Zoning Enforcement Officers: DM

Entertain a motion for the appointment of Zoning Enforcement Officers important in order to carry on the work needed to be done.

Motion to appoint temporary Zoning Enforcement Officers, James Baldwin Building Inspector, David Keating Wetland Enforcement Officer, Keith Rosenfeld Town Planner, Leah Rajvong Land Use Coordinator. MP/HR All ayes. Motion carried.

8. Petitions from Commissioners: None

9. Correspondence & Payment of Bills:

a. Invoice from Republican American:

Motion made to approve and pay invoice amount of \$3125.42 by MR/JB. All ayes.

Motion carried.

10. Adjournment:

Motion made to adjourn at 8:12 p.m. by HR/MR. All ayes. Motion carried. Meeting adjourned at 8:12 pm.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission