



**Town of Beacon Falls
Planning & Zoning Commission
Monthly Meeting Minutes- September 15, 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**) Michael Pratt (**MP**), Howard Leeper (**HL**)

Members Absent: Robert Starkey (**RS**) Jack Burns (**JB**), Harry Roscoe (**HR**)

Others Present: Town Planner Keith Rosenfeld (**KR**), Bryan Nesteriak B&B Engineering (**BN**) Sean Flynn Charles Edwards Estate Administrator (**SF**), Joann Delenik Conservation Commission (**JD**), Susan and Kevin McDuffie, and several members of the public (approximately 15)

1. Call to Order/Pledge to the Flag:

DM opened the meeting at 7:30pm

2. Read and Approve Minutes from Previous Meetings:

**Motion to accept minutes from August 18, 2022, monthly meeting as submitted.
Motion made by MP/MR. Ayes 1 Abstention. Motion Carried. Vote:**

Donald Molleur AYE

Michael Pratt AYE

Michael Rupsis AYE

Howard Leeper AYE

Marc Bronn ABSTENTION

Jonathan Conte AYE

3. Comments from the Public: **DM asked 3 times Comments from the Public:
None**

4. Reports

- a. **Zoning Enforcement Officer KR** Read final order letter regarding complaints about 12 Timber Ridge Lane into the record. Anyone wishing to appeal this order can file an appeals application with the Zoning Board of Appeals.

b. Town Engineer

c. Town Planner

- i. POCD: creating an update subcommittee with some participation with Natasha helps RFP listing for consulting services. Looking for commission member for help. DM, MB to assist with the update of the POCD.
- ii. ADU's Accessory Dwelling Units, need to set a public hearing date for the Text Amendment for our current regulations to align with the Connecticut State Statutes or Opt-Out of the uses of ADU's by 2/3 votes. We would like to set a public hearing prior to next month meeting.

**Motion to set the Public Hearing for ADU's on Thursday October 20, 2022 at 7:00pm in the Town Hall Assembly Room. Motion made by MP/ HL all ayes.
Motion Carried.**



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5. Old Business

- a. Chatfield Farms/EG Home LLC: Clerk reached out Ron Nault on the phone to speak to Commission for updates on Chatfield. Issues brought up by the HOA. **RN:** We had two good meetings on 4/1 and 6/15 we spoke about the issues that centered mostly around the common infrastructure, (e.g., Roads, fences, storm and sanitary sewer system, general paperwork as we head toward closeout) Map of declared property and As-Builts showing it complies with the approved plans from original approval and/or if deviations occurred, they were documented appropriately. I will be going and meeting with Chris Oliveira at EG Homes and we will start addressing the pavement repair issues. **DM:** I would look forward to seeing you and maybe Mr. Gilchrist in front of the board next month.
- b. Pond Springs Village: Clerk reached out to Jeff Respler on the phone to speak to Commission for updates on Pond Spring Village. **JR** Finishing up the original phases of the development, phase 5 that has another 8 homes we have to get some clarification according to the regulation of the condo docs only allow 4 more units. The condo association has to vote on these units. Looking with a couple pavers we want to pave the final road in the development finish the first 4 phases this year. **DM** my concerns are catch basins are damaged beyond repair and sub pavement on the road. **JR** we will look at the catch basins and sewers **DM** let the commission know paving dates and which direction you will be going in 4-8 as you are going to condo association. **JR** if they only allow us to do 4 It would be more of a driveway 2 legs on to the left 2 to the right **DM** maybe you have to speak to Paul DeStefano Town Engineer for site plan modification.
- c. 343 Lopus Road/Tri Tec Americas LLC – Solar Array: Anticipated construction start date Spring 2023.
- d. 12 Timber Ridge Lane: Letter read into record earlier in the meeting under Zoning Enforcement Officer report.
- e. Board/Commission Member Training: **DM:** Will call him tomorrow Clerk asked if we can just do it via zoom or through UCONN CLEAR and then submit certification after completion.
- f. 30 Lorraine Drive/Charles Edwards Estate

Motion to change the date of the continuation of the Public Hearing for PZC-08182022-1-SP 30 Lorraine Drive to September 29, 2022, at 7:00pm in the Town Hall Assembly Room. Motion made by MP/MR all ayes. Motion Carried.



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Motion to set a Special Meeting for the Planning & Zoning Commission to discuss PZC-08182022-1-SP for September 29, 2022, at 7:15pm in the Town Hall Assembly Room. Motion made by MP/MB all ayes. Motion Carried.

- g. 26 West View Road/BF Edge LLC: **KR** Currently with Wetlands last night 9/14/22, working on punch list for applicants. PZC does not require a public hearing for this application as it was deemed a buildable lot in 2009 with the presentation of a Site Development Plan.

- 6. New Applications: None
- 7. New Business: None
- 8. Petitions from Commissioners: None
- 9. Correspondence & Payment of Bills: None
- 10. Adjournment

Motion to made to adjourn at 8:06by DM/MR all ayes. Motion Carried. Meeting adjourned at 8:06pm.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission