



**Town of Beacon Falls
Planning & Zoning Commission
Monthly Meeting Minutes- November 17, 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**)

Others Present: Town Planner Keith Rosenfeld (**KR**), Land Use Coordinator Leah Rajvong (**LR**), Jeff Respler Pond Spring Village (**JR**), Josepha McGeever Brusznicki 65 West Road (**JMB**), Andreas Yilma Citizen's News.

1. Call to Order/Pledge to the Flag: **DM** opened the meeting at 7:30 P.M.

Motion to add the Public Hearing Accessory Dwelling vote to the meeting agenda. Motion made by **MP/MR**. All ayes. Motion Carried.

Motion made to approve the amended Zoning Regulation Section 8.19 Accessory Dwelling Unit. Motion made by **HR/MB**. All ayes. Motion carried.

Motion to remove the previous Zoning Regulations Section 8.19 Accessory Dwelling Unit and replace it with the approved amended regulations. With an effective date of Thursday, December 1, 2022. Motion made by **MP/JB**. All ayes. Motion carried. (See Attachment)

Motion to re-arrange the agenda to accommodate the public. Motion made by **MP/MR**. All ayes. Motion carried.

2. Read and Approve Minutes from Previous Meetings:

Motion to accept minutes from the October 20, 2022, monthly meeting, as submitted. **MR/HP**. All ayes. Motion carried.

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

4. Reports:

- a. Zoning Enforcement Officer- **LR** We are receiving applications for zoning compliance for new home construction. We continue to work with the community with any Land Use questions and/or concerns that they may have. **DM:** Question about Jimmy Martin project on South Main Street and about run off on the street. **LR:** I continue to visit the site and find the hay bales silt fences were stable. Any runoff could be from the home on the corner that is now being worked on.
- b. Town Engineer- **DM** spoke to Paul nothing to new to report.
- c. Town Planner- **KR** We finished the date yesterday with the POCD RFP we will meet with Natasha Nau Finance Manager and Chairman to get that started.

5. Old Business:

- a. Chatfield Farms/EG Home LLC: **DM:** Received update from Ron, they are said to be doing the repairs with paving to be done in the Spring. **HR:**



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Nothing is being done, I will go out and look and report back. **DM:** Suggest we table to next meeting to allow Harry to get a report.

- b. Pond Spring Village: Jeff Respler developer of Pond Spring Village, gave his update in person to the commission. **DM** When asphalt is confirmed in the Spring you will contact our clerk and let her know the dates.
- c. 343 Lopus Road/Tri Tec Americas LLC-Solar Array: No Updates.
- d. 26 Westview Road/BF Edge LLC: **KR** This is the last lot on the subdivision we are focused on the Site Development Plan and Erosion and Sedimentation Controls. Town Planner read into record the conditions of approval. Final approved Site Plan and mylar submitted to the Town Clerk as well as having meet all conditions for approval within 90 days (**February 15, 2023**).

Motion to approve with conditions the last lot in the subdivision at 26 West View Rd application PZC-08182022-1-SD. Motion made by MP/MB. All ayes. Motion carried.

- e. Board/Commission Member Training: **LR**: New training requirements to take effect in 2023 to be in compliance by 2024. I will review the town ordinance and send the link to UCONN CLEAR Land Use Academy to the commission to meet the town ordinance requirements.
 - f. 2023 Meeting Calendar Time Change: Discussion took place to change the meeting time to 6:30pm during the winter November-May and 7:30 during the summer June-October. Time Change will begin in January 2023. (See **Attachment**)
6. New Applications:
- a. 339 Rimmon Hill/ McGeever Farms Subdivision: Applicant addressed the Commission regarding subdivision of the home. Presented an application waiver for the commission to waive the following subdivision application requirements, Construction Plans, Site Development Plan, Sedimentation and Erosion Control Plan. Final Site Plans & Mylar to be submitted to Town Clerk within 90 days (**February 15, 2023**)

Motion to approve the 3 subdivision application waivers as presented for application PZC-11172022-1-SD. Motion made by HR/MB. All ayes. Motion carried

Motion to approve the subdivision at 339 Rimmon Hill Rd./McGeever Farms, application PZC-11172022-1-SD. Motion made by HR/ MR. All ayes. Motion carried.



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7. New Business:
8. Petitions from Commissioners: None
9. Correspondence & Payment of Bills:
 - a. Invoice from Republican American: \$719.20
 - b. Marino, Zabel, & Schellenberg: \$8161.00

Motion to pay the following newspaper ad and legal fees as invoiced. Motion made by DM/HR. 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



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Text Amendment: Accessory Dwelling Units/Accessory Apartments-TA

Submitted: 9/15/22

Received: 9/15/22

Revised: 10/20/22

Public Hearing: 10/20/22 & 11/17/22

Adopted: 11/17/22

Effective date: 12/1/22

Section 8.19 Accessory Dwelling Unit

8.19 Accessory Dwelling Units in Single-Family Residences:

Definitions

A single-family dwelling unit in the R-1, R-2 or R-3 Residence One Family Districts may be permitted to allow-an Accessory Dwelling Unit to be attached or located within a proposed or existing principal dwelling of greater square footage or detached from a proposed-or existing principal dwelling of greater square footage and located on the same lot of such dwelling, subject to the receipt of a Site Plan Approval from the Planning Zoning Commission based upon the following conditions:

A. Maximum Size: The floor area of the accessory dwelling unit may not exceed one-third of the gross floor area of the primary building or one thousand (1,000) square feet, whichever is less.

B. Accessory Dwelling Unit: Building or part of a building designed for occupancy by one (1) family unit, maintaining a common household, with a separate kitchen for the exclusive use of that unit's occupants (s), a complete separate bathroom/toilet facility, and} one (1) separate means of egress and ingress to the exterior.

D. Location of Units: At least one (1) side of each dwelling unit shall be located at or above grade. Each unit shall have separate exterior entrances. There shall be only one (1) street number address for the dwelling structure and only (1) one mailbox provided.

E. Utilities/Adequacy: There shall be only one utility service per lot (i.e. electrical, water, sewer, natural gas, bottled gas) provided for both units. Certification shall be required from the Naugatuck Valley Health District that the sewage disposal system and/or potable water supply is adequate to serve both the principal and accessory dwelling units.

G. Parking: Sufficient off-street parking shall be provided for a minimum of three (3) vehicles.



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H. Minimum Lot Size and Yard Requirements: Accessory Dwelling Units shall be located only in structures which are in conformity with minimum area and dimensional requirements of the zoning district within which they are located.

I. The structure(s) which contains the principal and accessory unit (combined) shall meet all applicable setback, height, and bulk requirements.

J. Short-Term Rentals or Vacation Home: An Accessory Dwelling Unit shall not be occupied or utilized for either a vacation home and/or short-term rental.

K. **The owner of the property that contains both the Principal Dwelling Unit with Accessory Dwelling Unit shall register the existence of said Accessory Dwelling Unit with the Northwest Connecticut Public Safety (NWCTPS) Primary 911 Public Safety Answering Point. It is the responsibility of such owner to re-register such inhabited ADU each year with the NWCTPS to maintain zoning compliance.**

L. Accessory/In-Law Apartments which were built prior to the adoption of this Regulation, but for which permits were issued may be certified upon inspection by the Zoning Enforcement Officer and the Building Inspector provided they are deemed safe and in compliance with the basic conditions of these Regulations.



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November 23, 2022

Town Clerk Leonard C. Greene
c/o Town Hall 10 Maple Avenue
Beacon Falls, CT 06403

Dear Mr. Greene

Please be advised that the Town of Beacon Falls **Planning & Zoning Commission** has scheduled their **2023 Regular Monthly Meetings**, to be held on the **third Thursday** of each month in the Assembly Room, Town Hall, 10 Maple Avenue, Beacon Falls.

The meeting date may change due to holidays. If any meetings are cancelled, proper notice will be posted with the Town Clerk. Special Meetings and Public Hearings will be scheduled as necessary.

January 19, 2023, at 6:30pm
February 16, 2023, at 6:30pm
March 16, 2023, at 6:30pm
April 20, 2023, at 6:30pm
May 18, 2023, at 6:30pm
June 15, 2023, at 7:30pm
July 20, 2023, at 7:30pm
August 17, 2023, at 7:30pm
September 21, 2023, at 7:30pm
October 19, 2023, at 7:30pm
November 16, 2023, at 6:30pm
December 21, 2023, at 6:30pm

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission