



**Town of Beacon Falls
Planning & Zoning Commission
Monthly Meeting Minutes- December 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**) Jack Burns (**JB**), Harry Roscoe (**HR**), Robert Mut (**RM**)

Members Absent: Michael Pratt (**MP**)

Others Present: Town Planner Keith Rosenfeld (**KR**), Land Use Coordinator/Zoning Enforcement Officer Leah Rajvong (**LR**).

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 November 17, 2022, monthly meeting, as submitted.
Motion made by HR/MR. All ayes. Motion carried.

3. Comments from the Public: **DM** Asked 3 times there were none.
4. Reports:
 - a. Zoning Enforcement Officer- (**LR**) *Submitted written report to commission in addition to the report, I am requesting the Commission set a Public Hearing for January 19, 2023, for the addition of the ADA Notice to the Beacon Falls Zoning Regulations.*

Motion made to set a Public Hearing for January 19, 2023, at 6:15pm to add the ADA Notice to Section 3.4 of the Zoning Regulations. Motion made by MR/HR. All ayes. Motion carried.

- b. Town Engineer- *No Updates*
 - c. Town Planner- (**KR**): *No Report submitted will speak to agenda items*
5. Old Business
 - a. Chatfield Farms/EG Home LLC: *Commission received report from Town Engineer and EG Homes. (**KR**): Concerns regarding Split Rail Fencing should be reviewed by Building Inspector*
 - b. Pond Spring Village: *Received report from owner. (**KR**) During a drive thru inspection the roads and catch basins are in terrible condition. We will review the application to determine approval dates and if any extensions were given.*
 - c. 343 Lopus Road/Tri Tec Americas LLC-Solar Array: *No Updates.*
6. New Applications:
 - a. Hopp Brook Special Exception based on 2017 PROD: (**KR**): *As of December 15, 2022, this new Special Exception application is incomplete missing an application fee. Recommend the Commission to Deny without Prejudice to allow the applicant to come back and reapply with the complete fee at another time.*

Motion to Deny application Hopp Brook Special Exception based on 2017 PROD without prejudice. Motion made by MR/ HR. All ayes. Motion carried.

- b. LanKolga LLC Rimmon Hill Site Plan: (**KR**) *We have a complete application for a Site Plan Review for 7 Rimmon Hill. Recommend the Commission for*



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the town to accept the complete application and refer it to the Town Engineer and myself for review. Commission would also need to determine the need for a Public Hearing at the next meeting.

Motion to accept application PZC-12152022-1-SP for the review of the Town Planner and Town Engineer. Motion made by HR/MR. All ayes. Motion carried.

7. New Business:

- a. 30 Lorraine Drive/Edwards Woods: Submittal of COA updates and Mylar 90-day review signature: (KR) *Recommend the Commission to table this item until January, we are still missing easements and other items conditional of the approval.*

Motion to table this item to January 19, 2023, monthly meeting. Motion made by JC/RM. All ayes. Motion carried.

- b. 339 Rimmon Hill Mylar signature: DM signed off on Mylar.
- c. NVCOG RPCOD Presentation by Joanna Rogalski: Presentation was postponed due to inclement weather. This will be placed on the January 19, 2023, agenda.

8. Petitions from Commissioners: None

9. Correspondence & Payment of Bills: None

10. Adjournment:

Motion made to adjourn at 8:00 p.m. by HR/MR. All ayes. Motion carried. Meeting adjourned at 8:00 pm.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission