



**Town of Beacon Falls
Planning & Zoning Commission
Monthly Meeting Minutes- January 19, 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**), Michael Pratt (**MP**)
Others Present: Town Planner Keith Rosenfeld (**KR**), Land Use Coordinator/Zoning Enforcement Officer Leah Rajvong (**LR**), Joann Delenick 243 Bethany Rd. (**JD**), Selectman Michael Krenesky (**MK**), Joe Rodrigo 41 Bonna St. (**JR**), Joanna Rogalski NVCOG (**NVCOG**)

1. **Call to Order/Pledge to the Flag:** DM opened the meeting at 6:30 P.M.
2. **Read and Approve Minutes from Previous Meetings:** DM *I would like to make a correction to the minutes Marc Bronn and Jack Burns were not present at the December 15, 2022, meeting.*

Motion to accept minutes from the December 15, 2022, monthly meeting, with Revisions, Jack Burns and Marc Bronn were not present at the meeting. Motion made by MR/HR. 7 Ayes 1 Abstention Motion carried. Vote:

Donald Molleur	Aye	Jonathan Conte	Aye
Michael Rupsis	Aye	Jack Burns	Aye
Michael Pratt	Aye	Harry Roscoe	Aye
Marc Bronn	Abstention	Robert Mut	Aye

3. Comments from the Public: DM Asked 3 times there were none.
4. Reports:
 - a. **Zoning Enforcement Officer-** (LR) *Submitted written report to commission.*

Motion to accept the Zoning Enforcement Officer's Report as submitted. Motion made by HR/MB. All ayes. Motion carried.

- b. **Town Engineer-** *No Updates*
 - c. **Town Planner-** (KR): *We have chosen SLR as the company to assist us with our 2023 POCD. We reviewed their qualifications and how they align with the Town of Beacon Falls. They are great fit with what we are looking to do for the town in the next 10 years.*
5. Old Business
 - a. **Chatfield Farms/EG Home LLC:** *Commission received report from Town Engineer and EG Homes.*
 - b. **Pond Spring Village:** KR: *We have begun to review the applications and permits along with the expiry dates. We will then be able to call upon a bond after the review, if necessary.* MR: *When the owner was here in November he was going to call and send the clerk an email with a date for the Spring that he confirmed.* DM: *Has he done that?* LR: *No he has not, I have received no emails from him.* DM: *Clerk to send email to owner asking for a confirmation date for the Spring asphalt/road improvement. As well as continue to review the permits expiration dates a*



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- c. **343 Lopus Road/Tri Tec Americas LLC-Solar Array:** *No Updates.*
 - d. **LanKolga LLC Rimmon Hill Site Plan:** *LR We have a site plan for 7 Rimmon Hill that was accepted for review in December, we have forwarded to our Town Engineer and Town Planner for review. The Site Plan timeline is 65 days (February 18, 2023), we want to ensure that we abide by theses deadlines. Applicant also submitted a Wetlands application, and a Public Hearing was deemed necessary. The Public Hearing will take place on February 8th, 2023, PZC next meeting will be held on February 16, 2023. We recommend the applicant submit an letter requesting an extension of 65 days to ensure proper review of the Wetlands report if necessary. KR I have reviewed the plans and have sent over to the applicant a couple of items that I had questions about and those should be ready for the February meeting.*
 - e. **30 Lorraine Drive/Edwards Woods:** *KR Waiting for the attorney to review the items contained in the COA. 90-day extension provided to March 28, 2023, during the Special Meeting on December 28, 2022.*
 - 6. New Applications: *None*
 - 7. New Business:
 - a. **NVCOG RPCOD Presentation by Joanna Rogalski:** *Presentation was given to board members; discussion took place about the town and valley and the vision for the future.*
 - 8. **Petitions from Commissioners**
 - 9. **Correspondence & Payment of Bills:** *DM We received invoices from Republican American and from our legal counsel.*
 - a. *Republican American Invoice \$136.88*
- Motion to pay the Invoices as presented, Republican American \$136.88 and \$317.84 and Marino & Schellenberg Invoices \$1697.50 by JB/HR. All ayes. Motion carried.**
10. Adjournment:
Motion made to adjourn at 7:35 p.m. by MR/MB. All ayes. Motion carried. Meeting adjourned at 7:35 p.m.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission