



**Town of Beacon Falls
Planning & Zoning Commission
Monthly Meeting Minutes- February 16, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

Members Present: Michael Rupsis, (MR), Marc Bronn (MB), Jonathan Conte (JC) Jack Burns (JB), First Selectman Gerry Smith (GS)

Others Present: Town Planner Keith Rosenfeld (KR), Land Use Coordinator/Zoning Enforcement Officer Leah Rajvong (LR), Joann Delenick 243 Bethany Rd. (JD), Michael Turkosz 35 Pond View Circle (MT); Charles Biancheri 41 Hubbell Ave (CB) 6 members of the public; Andreas Yilma Citizen's News

1. **Call to Order/Pledge to the Flag:** Vice Chairman Michael Rupsis opened the meeting at 6:44 P.M.
2. Read and Approve Minutes from Previous Meetings:

Motion to rearrange the agenda to better serve the public. Motion made by JC/JB. All ayes. Motion carried.

3. Comments from the Public:
4. Reports:
 - a. Zoning Enforcement Officer
 - b. Town Engineer
 - c. Town Planner
5. Old Business
 - a. Chatfield Farms/EG Home LLC
 - b. Pond Spring Village
 - c. 343 Lopus Road/Tri Tec Americas LLC-Solar Array:
 - d. LanKolga LLC Rimmon Hill Site Plan:
 - e. 30 Lorraine Drive/Edwards Woods
 - f. ADA Notice
 - g. **3 Alliance/HI Stone:** Fire Marshal Brian DeGeorge (BD) requested to be put on agenda as he has received many calls regarding the blasting at HI Stone/3 Alliance Circle. We have experts from HI Stone and the State Fire Marshal's office. The things I have learned today where the length of time is much shorter on the permits. A lot of my complaints lately have been when's it going to stop and what the end project will be? The phone calls I get depending on the actual blast. Some of the reports from the blasting are in the upper area of the decibel, but nothing over the allotted levels. **MR** I would like to open this up to the public, please state name and address for record. Charles Biancheri 41 Hubbell Ave. (CB) Had a couple questions, is Metro-North notified of the blast and who is to say that blasting wouldn't coincide with a train passing by that area, if they aren't notified? **BD** They are not notified but I would think they are not in the range needed to notify. **CB** Metro-North is right on the river, if anything where to happen there is only one place that train is going. The gas tank wells were tested when the blasting first started, have they been tested since then. **BD** No they haven't **CB** Shouldn't they be test regularly since they are doing blasting in the



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vicinity? **BD** I'm not aware of any requirements for that, I'm sure they are doing testing on their end. I could look into that. **CB** We had a blast on February 2nd I developed a water leak on the street on February 3rd, do the two coincide? Maybe it was just a coincidence. We do feel the vibrations on Hubbell Ave no doubt about that. That is a quiet a distance. I would love to see a seismograph and data on the property so I can compare it to what it should be. **BD** I did send that to you last time a couple years ago? **CB** I did see the graph not the data **BD** It's so far away, that we necessarily did have to put one there, but one was put in the Hubbell avenue area. **CB** My concern is the foundation, you don't really see because of the coverage and then having the water main break. **Michael Turkosz 35 Pond View Circle** President of the Pond Spring Village HOA questions I get constantly when is the blasting going to stop? I get pictures every time after blast of cracks where it be settlement cracks, I don't know the concrete is going to crack but the biggest gripe is when is going to stop? **BD** I remember it being extended but after speaking with Land Use it appears the time is different? **LR** if our calculation is correct based off the approval of the initial application the application was given an extension based off of the passing of Public act 21-163 the expiration date on a permit was extended up to 14 years. This would give the March 5, 2024, as the expiration date, this would give the applicant an opportunity to come before the board with an updated site plan and request an extension of one year, in which they would come back on a yearly basis to the board until the completion of the project. **MR** This would be approved by the Commission **LR** Yes that is correct. **MR** I don't believe the intent was given for the end project **GS** If I may I believe this was a site plan for a building, we just don't allow for open mining, this is a site development plan for a commercial building. **MR** That was my understanding as well. **Rosemarie Eyermann Pond Spring Village** After 2024 they come and ask for an extension, what do they need provide to you? **MR** They would need to provide an updated site plan what has been done what needs to be done in the next year **MR** Don is the Chairman He is down there every week he knows the fee schedule the plan **GS** It's unfortunate that the Chairman Don Molleur is not here as he is very knowledgeable about the site and what is going on I appointed him to the Commission to help straighten this all out and be on top of them. **KR** This Commission would also be reviewing from now to 2024 have their been any problems, are there any additional surveys. **MR** What is the frequency of blasting **BD** Last week there were a couple, it really depends on the need for product. We sent benchmarks up so they can't go so far down and give us time 30 minutes to 1 hour to let us know that a blast will be happening. We wanted to bring it to the board to show that there were concerns and to see if and when it will stop. **MR** Anyone else?

Timeframe was addressed by Chuck Stone Jr. they are currently in the 3rd



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phase of the project/blasting is based off demand at the current rate the completion of the project is approximately 1-3 years. Gentleman whose name was not received works the blasting site provided discussion about seismograph and scale as well as the when vibration could cause cracks in plaster versus much higher for cement. He also gave distances and sites the reports are all given to the Fire Marshal. MR Anyone else from the public, blasting company, HI Stone have any additional comments? CB as far as the numbers we are hearing, the rock has a different density? HI Stone the limits are the limits set by the state doesn't matter what kind of rock MR Thank you, at this time we will be short a man because the Selectman is leaving and we will be short a man. Thank you everyone for coming, if we have any additional questions.

Motion to table the rest of the agenda to March meeting. Motion made by JB/JC. All ayes. Motion carried.

6. New Applications:
7. New Business:
8. Petitions from Commissioners
9. Correspondence & Payment of Bills:
 - a. Invoice Marino, Zabel & Schellenberg
10. Adjournment:

Motion made to adjourn at 7:13 p.m. by MB/JC. All ayes. Motion carried. Meeting adjourned at 7:13 p.m.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission