



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

(Subject to Revision)

Members Present: Donald Molleur (**DM**), Michael Rupsis, (**MR**), Jonathan Conte (**JC**), Harry Roscoe (**HR**), Robert Mut (RM), Michael Pratt (**MP**)

Members: Absent: Marc Bronn (**MB**), Jack Burns (**JB**)

Others Present: Town Planner Keith Rosenfeld (**KR**), Land Use Coordinator/Zoning Enforcement Officer Leah Rajvong (**LR**), Sean Flynn Executor of Charles Edwards Estate (**SF**), 3 members of the public.

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:

Motion to accept minutes from the February 16, 2023, monthly meeting, as submitted.

Motion made by HR/MR. 4 ayes 2 Abstentions. Motion carried. Vote:

Donald Molleur	Abstention	Harry Roscoe	Aye
Michael Pratt	Abstention	Jonathan Conte	Aye
Michael Rupsis	Aye	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 review spoke to zoning compliance and new cottage food/home occupations.*
 - b. Town Engineer- *No Updates*
 - c. Town Planner- **KR** *We will be giving the commission an outline in the next month or two. As we roll out the POCD we will be doing a review and update of the Beacon Falls zoning regulations. We will utilize those elements and ideas brought forward and aligned with the new POCD. We will be looking to get a couple of board members to act as liaison in working with the POCD.*

Motion to rearrange the agenda to better suit the public. Motion made by MP/MR. All ayes. Motion carried.

5. Old Business
 - a. **Chatfield Farms/EG Home LLC:** *Commission received report from Town Engineer and EG Homes*
 - b. **Pond Spring Village:** *No Report Submitted by owner. **KR** It appears after review of the application and extension time frame by state statute that the permit has expired. Recommend the commission have staff contact PSV owner, do the research what is required by the bond for public improvement and work with Town Engineer, if it has expired what is the next step for the commission to call the bond. **DM** The bond is still intact no one relinquished the bond? **LR** We have the saving account withdrawal slip in the Town Clerk office. **DM** I would recommend to the commission we start procedure and notify Pond Spring that we are looking into action of calling the bond. Unless*



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*they can prove there is any extension along with the completion dates of constructions and paving dates. **MR** If we go after the bond, he can't build anything? **KR** The remaining portions that aren't built he would have to reapply and give us a new site plan.*

Motion to send a registered letter-return receipt to the property owner to provide proof of extension, if not commission will proceed with calling bond. Motion made by MR/RM. All ayes. Motion carried.

- c. **LanKolga LLC Rimmon Hill Site Plan:** **KR** *Presented a motion with conditions of approval to commission. Conditions of approval read into record, provided at the end of these minutes.*

Motion to approve the LanKolga LLC Rimmon Hill Site Plan Application PZC-121522-1-SP (3 Family Residential Dwelling) for plans prepared by Horbal and Judson, Land Surveyors and Associates for Lankolga LLC, 7 Rimmon Hill Road, Beacon Falls, Connecticut dated 11/1/22, revised to 1/31/24 subject to conditions. Motion made by MR/HR. All ayes. Motion carried.

- d. **30 Lorraine Drive/Edwards Woods: Submittal of COA updates and Mylar 90-day review signature:** **LR** We received an extension request of 90 days to submit the final subdivision mylar. **KR** This would be the final extension and fulfill the full 270 days. Deadline to file mylar is Wednesday June 14, 2023. No discussion from commission.

Motion to accept the request for 90-day extension to file the subdivision mylar. Motion made by MP/HR. All ayes. Motion carried.

- e. **ADA Notice: Discussion & Possible Vote:** **LR** In the January meeting the commission asked for a revision be done to remove the language that suggested that changes to the building be taken out. Addition of extra room widening of doorway, etc. I have removed that language and contain only those that are specific to zoning and within the zoning regulations. Read revised text amendment into record, attached at the end of the minutes. **DM** Any discussion? No discussion.

Motion to adopt the proposed ADA language to the Town of Beacon Falls Zoning Regulations Section 3.4 Effective April 15, 2023. Motion made by MP/JC. All ayes. Motion carried.

6. New Applications: *None*

7. New Business:

- a. **POCD update:** **KR** Today Leah and I met with our project leader Robert Collins from SLR engineering. The company that will be assisting us in updating the POCD and Affordable Housing Plan. Provided commission with a rough timeline of the project, part of the project with will be covered in the



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current fiscal year budget with the remaining P.O. coming in FY24. There will be approximately 3-4 public hearing. We are looking for a kick-off open house on April 20, 2023, to introduce the community to our SLR and commission members as we start the POCD update process. We are very excited to see where this will take the town in the next 5 years-10 years. **LR** We will be working on getting a survey together to present to the community to get their thoughts on what the strengths and weaknesses of the town and where they would like to see the town. The survey will be online, QR code, hard copies, we are looking to get the word out in the next couple weeks everywhere. **DM** This will run in conjunction with COG's outlook? **KR** I will find out what their dates are, we will be utilizing COG's mapping for this update.

8. Petitions from Commissioners: *Questions regarding some blighted issues ZEO will look more into.* Lopus Road ZEO gave commission brief review of the action that took place a few weeks back. **LR** We are making sure it doesn't become a blight situation. Pinesbridge Road: **LR** I know it went into foreclosure and then it was kind of at a standstill with COVID restrictions; I will review what avenue to take. **MP** HI Stone scale house is right on the road and want to know if a permit was pulled and is on the town right of way? **LR** I will review that and follow up.

9. Correspondence & Payment of Bills

- a. Invoices Marino, Zabel, & Schellenberg totaling \$437.50

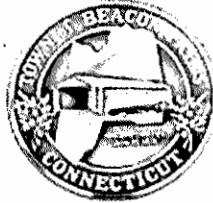
Motion to pay invoices presented totaling \$437.50. Motion made by MP/MR. All ayes.
Motion carried.

10. Adjournment:

Motion made to adjourn at 7:01 p.m. by MP/RM. All ayes. Motion carried. Meeting adjourned at 7:01 pm.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission



To: Beacon Falls Planning and Zoning Commission
From: Keith Rosenfeld, Town Planner
Date: February 15, 2023

Re: Suggested Motion with Associated Conditions
Site Plan Application # PZC-121522-1-SP
Proposed 3 Family House at 7 Rimmon Hill Road, Beacon Falls, CT

Commissioners:

It is the recommendation of staff that the following motion be made regarding PZC-121522-1-SP:

MOTION TO APPROVE the Lankolga LLC Rimmon Hill Site Plan Application #PZC-121522-1-SP (3 Family Residential Dwelling) for plans prepared by Horbal and Judson, Land Surveyors and Associates for Lankolga, 7 Rimmon Hill Road, Beacon Falls, Connecticut for the following plans, subject to the following additional conditions:

- **Site Layout Plan, Grading, Utility, Soil Erosion and Sedimentation Control Plan and Details Sheet for a 3 Family House prepared by Horbal and Judson, Land Surveyors and Associates for Lankolga LLC, 7 Rimmon Hill Road, Beacon Falls, Connecticut dated 11/1/22, revised to 1/31/24.**

1. Applicant shall add the following note to the Site Lay Out Plan, "This Site Lay Out Plan has been reviewed by the Town Engineer, and when signed below, is certified to be in compliance with the applicable requirements of the Town of Beacon Falls Zoning Regulations."

Signed: _____ Date: _____
Beacon Falls Town Engineer

2. Applicant shall add the following note to the Soil Erosion and Sediment Control Plan. "This Soil Erosion and Sediment Control Plan has been reviewed by the Town Engineer, and when signed below, is certified to be in compliance with the applicable requirements of the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended. Certifications by the Town Engineer do not relieve the owner, Applicant, contractor or interested party from the responsibility to maintain or increase soil and erosion control measures, as necessary. Other additional measures may be required by the Town Engineer to maintain compliance with the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended."

Signed: _____ Date: _____
Beacon Falls Town Engineer

3. Applicant shall add the following note to the Site Layout Plan stating, "The driveway be constructed in accordance with the Regulations set forth in Section 70 of the Beacon Falls Zoning Regulations and gradation tests shall be performed and submitted to the Town Engineer for review and approval."
4. Site Layout Plan and Final Erosion and Sedimentation Control Plan shall require the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
5. Final Architectural Plans shall be submitted to the Zoning Enforcement Officer.
6. Applicant shall provide a statement from the Town of Beacon Falls Water Pollution Control Authority of the applicant's right to tie into public sewer lines.
7. Applicant shall provide a statement from the Aquarion Water company approving the residences for municipal water service at the property.

ADA notice to be added to **Section 3.4**: All setback, coverage, location, and use requirements of these regulations may be modified by the Zoning Enforcement Officer for the alteration and/or modifications necessary to provide impermanent access to meet the requirements of the Americans with Disabilities Act and Fair Housing Act. Once the reasonable modification is no longer required, all improvements to land, buildings, and structures not in compliance with these regulations shall be removed within 90 days. The Zoning Enforcement Officer may allow an extension of an additional 90 days.

Effective Date: April 15, 2023