



**Town of Beacon Falls
Planning & Zoning Commission
Monthly Meeting Minutes- April 20, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

Members Present: Michael Rupsis (**MR**), Jonathan Conte (**JC**), Robert Mut (**RM**), Michael Pratt (**MP**), Marc Bronn (**MB**), Jack Burns (**JB**), John-Paul Dorais (**JPD**)

Members Absent: Harry Roscoe (**HR**)

Others Present: Town Planner Keith Rosenfeld (**KR**), Land Use Coordinator/Zoning Enforcement Officer Leah Rajvong (**LR**), Sean Flynn Executor of Charles Edwards Estate (**SF**), Joe Rodrigo Representing LanKolga LLC 7 Rimmon Hill (**JR**), Irene Klaczinsky 20 Pondview Circle (**IK**), Andrea Dellacorte 33 Pondview Circle (**AD**), Andreas Yilmaz Citizen's News, SLR Principal Planner Robert Collins (**RC**) and Planner Taylor Daigle, Joann Delenick.

1. **Call to Order/Pledge to the Flag:** **MR** opened the meeting at 6:31 P.M.

2. **Vote for Temporary Commission Chair:**

Motion to appoint Michael Rupsis as Temporary Commission Chairman made by MP/MB. All ayes. Motion carried.

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

3. **Read and Approve Minutes from Previous Meetings:**

Motion to accept minutes from the March 16, 2023, monthly meeting, as submitted. Motion made by RM/JC.

4. **Comments from the Public:** **JR** Just here as a courtesy to provide an update on the project for 7 Rimmon Hill Road. We have an updated design of the homes, we have all the approvals, we will be seeking a building permit next week after the final architectural plans are completed. We look to break ground shortly after that. **MB** When do you anticipate being completed? **JR** If we can get everything together and begin June 1, give 6 months construction, holiday completion. **MB** Are you going to be selling or renting **JR** these would be rental under an LLC, state of CT requires condos sales of 8 units or more. This is a 3-family town house.

5. **Reports:**

- a. Zoning Enforcement Officer- **LR** *Submitted written report to review.*
- b. Town Engineer- *No Updates*
- c. Town Planner- **KR** No formal report submitted will speak to agenda items.

6. **Old Business**

- a. **Chatfield Farms/EG Home LLC:** *Commission received report from Town Engineer and EG Homes.*
- b. **Pond Spring Village:** **KR** Submitted to the board a memo regarding some questions the board has requested the Pond Spring developer Mr. Repsler to



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answer. We were told that he wouldn't be able to attend tonight's meeting due to a prior engagement. He assured us he would be there at the May 18th meeting to come before the board and address these concerns. **MB** I thought the asphalt was supposed to be paved by November 2022 **MR** The plant were closing so he got the extension **MB** they are open now **KR** He wanted to discuss that with you, he had also mention they wanted to remove some excess material that's on the site, I said that's a different issue but we need to address the issue of the streets, sidewalk. **MR** He is committed to coming to the meeting next month. **LR** We do have some residents here form Pond Spring Village, **IK** We were hoping that Mr. Repsler was going to be here, we also had concerns with the blasting too there have been several people that have major cracks. **MR** the blasting was addressed two meetings back, with the company and the fire marshal office explaining to us the frequency and when it plans to be done. He will need to come before the board for 1 year renewal of his permit until he finishes the project. **MB** He said he could do two options more smaller blast or bigger blast to get the project completed. **IK**: Who's choice is that? **MR** That is figured out with the Fire Marshal's office, they can go deeper it would be a bigger blast. They are telling us with the seismographs they aren't even getting readings in certain parts of town that are claiming to feel effects. **MP** The blast does travel more sound than shock wave, the seismography falls under the Fire Marshal's office, if you were to go to them and request that the blasting company set up a seismograph on the property to measure the effects. **IK**: The cracks are already there, did they do inspections around the certain area around the blast **MP** I don't know **IK** I lived in Oxford around Market32, and we were the last house, and they blew the well with the blast, its hard to prove **AD**: It's very loud I'm sitting having a cup of coffee and kaboom and the coffee spills. **IK** Many more people have had more things happen to them, I have had a shelf come down. **MR** I would contact the Fire Marshal everything is scheduled through him.

- c. **30 Lorraine Drive/Edwards Woods: Submittal of COA updates and Mylar 90-day review signature:** **SF** We are going to reach out to legal and finalize some of the conditions of approval and have the mylar signed at the next PZC meeting. Then we will come before the board for a lot line revision. We are looking to eliminate one lot, making the rear lot bigger. It wasn't financially feasible with the conditions of approval, we will be making this change and presenting it to the board.
- d. **POCD:** **LR** Mr. Chairman and board members I wanted to take a quick moment to introduce our consultants from SLR Mr. Robert Collins and Ms. Taylor Daigle. They will be assisting us in the update of the Plan of



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Conservation Development. There will be a survey going live tomorrow 4/21/23, we encourage the community to take the survey, to help show what makes Beacon Falls a great town to live in as well as identify those areas of improvement.

7. **New Applications:** *None*

8. **New Business:** *None*

9. **Petitions from Commissioners:** **MR** What is the update with Jimmy Martin on South Main Street, did he ever provide us with an updated site plan. He is moving around a lot of dirt up there. **MP:** Wetlands meeting he was told he needed to seed the area and being to stabilize the area he is not working on. **MR** Let's get him to provide us with an update site plan and updates. **LR:** will reach out to Mr. Martin again to provide the commission these plans. **MR** Introduce our new commission members John-Paul Dorais. **KR:** One last thing, the commission has received the legal correspondence, Barbara and/or Vin will be here to discuss and answer any questions at next month's meeting. **LR:** We could hold a special executive meeting to discuss or go into executive session at next month's meeting, however the commission would like to proceed.

10. **Correspondence & Payment of Bills:** *None*

11. **Adjournment:**

Motion made to adjourn at 7:01 p.m. by JB/MB. All ayes. Motion carried. The meeting was adjourned at 7:01 pm.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission