

**Beacon Falls Planning & Zoning Commission  
10 Maple Avenue  
Beacon Falls, CT 06403**



**BEACON FALLS PLANNING & ZONING COMMISSION  
Monthly Meeting  
August 20, 2020  
MEETING MINUTES  
(Subject to Revision)**

**1. Call to Order / Pledge of Allegiance**

Chair McDuffie called the meeting to order at 7:30 P.M.

**Members Present:** Kevin McDuffie (KM), William Gigilio (WG), Lisa Daigle (LD), Tom Bunosso (TB), Jack Burns (JB), Michael Rupsis (MR), Donald Molleur (DM), Patricia Hinman (PH), Robert Starkey (RS),

**Members Absent:**

**Others Present:** Selectman Michael Krenesky (MK), Keith Rosenfeld (KR), Mike Mormile (ZEO), Paul DeStefano, Engineer

*KM – recognized the previous clerk, Mary Ellen Fernandes, noting she was an invaluable asset to him and the Board for 22 years. KM thanked her for her service.*

**2. Read & Approval Minutes from Previous Meetings**

**Motion made to approve the Regular meeting minutes from July 16, 2020 as presented.**

**MR/DM, RS abstained, all ayes; DM – correction on page 3 should read, "applicants must be informed"**

**3. Comments from the Public**

None

**4. Reports**

- a. **Zoning Enforcement Officer – WG made motion to accept report, seconded by DM, RS & PH abstain, all ayes**
- b. **Town Engineer – KM – gave brief background on the issues on Hockanum Glen. KM noted that IWWC has been handling Erosion Control issues. Paul noted that the plans were adequate and so long as the approved plans are implemented, they should be fine. We do have to stay on top of the project to ensure completion. Only concern is if any stumps are removed. KM – did anyone issue a permit for a retention wall? Paul & ZEO were unaware of wall request. KM noted that a local contractor spoke with him and noted he was contacted to put in a wall. Paul – if a wall does get erected then they are infringing on the plan they submitted. KM – will speak with the First Selectman regarding Hockanum Glen. ZEO – who is going to ensure they stick to the plans? I do not feel I am experienced, but I know that Keith has a lot of training. KM – KR can you oversee the plantings and ensure they are following the plans? Paul – I do not think that it will be a day to day checkup. I think it is more overall check once they are done. ZEO – there was an email on June 27<sup>th</sup> that P&Z will have to approve replacement tree/shrub type prior to installation. Paul – maybe Keith can review**

those prior to planting. DM – if they put a shovel in the ground for a wall, we must do a Cease & Desist immediately. **MR made motion to accept report, seconded by RS, all ayes**

- c. **Town Planner** – KR – at the last meeting I was asked to review the \$20,000 bond for Skokorat Road and I have a letter back from Ron Nault at DeCarlo & Doll, who recommends that we hold on to the bond still and he noted that EG Homes was given permission to have 15 trucks use the road a day. He is working with Public Works and wants to know if P&Z wants Luchs to review the road. KM – that brings Jim Galligan back into play and we will have to get the pre-inspection report from him. LD – when did they stop hauling? KM – it has been a few months and I do not think they reached 15 trucks a day. LD – if it has been a few months, then how do we say months later that any damage to the road was from them? KM – that is a good question because people use that road daily. KR – I think that damage in 4 months from cars would be far less than the 12 months of truck traffic. KM – KR why don't you talk to Ron and get that completed. Paul – make sure the road is assessed before winter. KR – I have met with Chatfield Farms HOA and this coming week I am meeting with the owner. KR – I spent some time with Charlie at Tiverton talking and they did reinforce the stormwater retention that we discussed and there has been much improvement over the last two weeks. We do not have a set of revised plans that show the modifications and Charlie will be submitting those. KR – the transition zone, very interesting area. I can see where the pressures of development could come one day. I think we should prepare for that. Maybe at the next meeting I can have an outline of ideas for what that area would be best for. I looked at the comprehensive plan of conservation of development which was last done in 2014 and expires in 2024. We do not have to rush but it should be something we are thinking about. The Statutes are very broad and specific in some ways. If a community is happy with the plan they have, and it is still valid and relevant then you do not need to complete the whole thing. You can do it piecemeal. LD – who has the right to suggest changes? KR – it is coordinated by P&Z. **LD made motion to accept report, seconded by JB, all ayes**

5. **Comprehensive Plan of Conservation & Development** – Discussed above.

6. **Old Business**

- a. Chatfield Farms – discussed above under Town Planner report. ZEO had nothing new to report. KM – First Selectman wanted us to go up and do a visit soon.
- b. Pond Spring Village – no new updates
- c. Tiverton – discussed above in Town Planner Report – KM noted just waiting on updated plan.
- d. Transition Zone – discussed above in Town Planner Report. KM – this is our application so there is no time frame. As for the setbacks, we have industrial and residential. KR – approximately how much acreage is open? KM – it starts at Breault Road and behind the animal hospital. The main part is behind the animal hospital.

7. **New Business**

- a. Board Commission Member Training – Discussion & Action – KM we all must do some training each year. Some members confirmed that they did complete a training with Steve Byrne however, they did not receive a certification. KM – told members to hang on to any training certifications they may have. KM – proposed that Members attend an in-person training with Steve Byrne on a Thursday night at Town Hall. KM – will schedule training with outside vendor within the next month. LD – suggested that moving forward all training documents should be provided to the clerk to keep them organized. LD – noted that she has a commissioner handbook if anyone would like a copy.

8. **New Applications** – none

9. **Petitions from Commissioners** – DM – in the industrial park, when new businesses came in, we were providing a tax incentive for plantings of new trees and shrubs. The new propane company does not have a tree anywhere. Is this still part of the incentive for a new business? KM – are you referring to Pioneer Gas? DM – yes. KM – I will follow up with them. MR – we can probably add it on when they begin doing the landscape. KM – I will talk to them about it. DM – I think it was a \$5,000 incentive. LD – someone inquired about the incentive housing zone. KM – I spoke with him today. LD – did we adopt a zone or just a designated area? KM – I am not sure. We were trying to designate

areas in town that we could keep controlled for moderate housing. KR – noted that under the Affordable Housing Act, zoning does not matter. The only factor is public health and safety. KM – I read the minutes from the Selectmen's meeting and read that Marla was able to keep her laptop. I think that Maryellen should get her laptop as well. PH – that is the least this Board could do. WG – the laptop is 4 years old, in my opinion keep it. MR – only thing is that I think IT should clean the town files off prior. PH – what about the printer? KM – I will have to check. **WG made a motion to present request of returning previous clerk her town issues laptop and printer, PH second, all ayes.**

**10. Correspondence & Payment of Bills – KM – motion to pay all bills, WG seconded, PH abstain, all ayes.**

**11. Executive Session (if needed) – none**

**12. Adjournment**

Motion made by KM to adjourn at 8:30PM, WG seconded, all ayes.

Respectfully submitted,

Kerry McAndrew  
Clerk, Planning & Zoning