



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

BEACON FALLS PLANNING & ZONING COMMISSION
Monthly Meeting
December 16 2021
MEETING MINUTES
(Subject to revision)

1. Call to Order / Pledge of Allegiance

Chairman Donald Molleur called the meeting to order at 7:30 P.M.

Members Present: Donald Molleur (DM), Michael Pratt (MP), Robert Starkey (RS) Michael Rupsis (MR), Harry Roscoe (HR)

Members Absent: Marc Bronn (MB), Jack Burns (JB), Howard Leeper (HL)

Others Present: Town Planners Keith Rosenfeld (KR) and Savannah-Nicole Villalba (SN), Michael Mormile (ZEO)

2. Read & Approval Minutes from Previous Meetings/Hearings

Motion to accept and approve minutes and record of motions/votes from the Regular Monthly Meeting November 18, 2021, the minutes from the Public Hearing on November 18, 2021 at 6:30 pm, the Public Hearing on November 18, 2021 at 7:00 pm, and the Special Meeting on December 1, 2021 as submitted. Motion made by Michael Pratt/Seconded by Harry Roscoe VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	Aye	Nay	Abstain	<u>Absent</u>
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	Aye	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howard Leeper	Aye	Nay	Abstain	<u>Absent</u>

3. Comments from the Public – none

4. Reports

- Zoning Enforcement Officer – Monthly Report submitted. **Motion to Approve ZEO Monthly Report. MP/DM. all ayes- Motion Carried.**
- Town Engineer – DM: Chatfield - Paul said that everything looks good. **Motion to Approve Town Engineer Monthly Report. MP/HR. all ayes- Motion Carried.**
- Town Planner - SN: We are reviewing stormwater ordinance - Wish everyone a Happy Holiday. **Motion to Approve Town Planners Monthly Report. MP/MR. all ayes- Motion Carried.**

5. Old Business

- Chatfield Farms – HR: Think I saw a few additional trucks coming off the site.
- HI Stone Blasting/15 Alliance Cir – Town engineer conducted a ground Survey - Paul calculated, and we have maps on file now, that they took out a total 228,550 yards plus - 138,260 which was taken out from first section. Owner sent us a check for 510, 270 yards, which he has not taken out yet. ZEO: Chairman should be commended

Motion to reach out to owner of HI Stone to determine whether he would like the Town to keep excess funds or return. MR/HR All ayes. Motion carried.

ZEO: Chairman should be commended for this. Any money received is because of his involvement.

- c. Board and Commission Member Training – no updates
- d. Cannabis Moratorium – Working Group Update- **SN:** Thanks to everyone who filled out the survey. Now that we know uses amenable towards, we start thinking about level of permitting etc.
- e. Tiverton – Charles Edwards – **KR:** Not a possible transfer at the moment. Stable site at the moment. Everything seems to be working. We want to go back and look at the plans, see whether there are any loose ends. **ZEO:** If there is no transfer - what happens down the road? **SN:** If the permit expires, the land still owned by land owner. **KR:** Commission would have to expire the permit.
- f. Hopp Brook Village- DM: Table that as we are in litigation.
- g. 343 Lopus Road/TriTec Americas LLC – Solar Array – DM: Public Hearing closed.

Motion to approve application PZC-09232021-1-SP- Tri Tec Americas LLC/David H. Tepeck/Property Owners June Rydzik & Terrance Murtha, Site plan approval, to construct a solar photovoltaic array at 343 Lopus Road (Parcel Located at Assessor's Map 7- Block 2 – Lot 13) with the following conditions:

1. **Applicant to provide dense planting of Green Giant Arborvitaes along fence line adjacent to Lopus Road, as referenced on the plans prepared by BL Companies, 355 Research Parkway, Meriden, CT 06450, and dated as indicated below.**

	No of Sheets	Description	Date Issued	Date of Last Revision
a.	1	Title Sheet	9/1/2021	12/16/2021
b.	1	EX-1 Existing Conditions Map	8/6/2021	8/6/2021
c.	1	GN-1 General Notes	9/1/2021	12/16/2021
d.	1	DM-1 Demolition Plan	9/1/2021	12/16/2021
e.	1	SP-1 Site Plan	9/1/2021	12/16/2021
f.	1	GD-1 Grading and Drainage Plan	9/1/2021	12/16/2021
g.	1	EC-1 Sediment and Erosion Control Plan	9/1/2021	12/16/2021
h.	1	EC-2 Sediment and Erosion Control Notes	9/1/2021	12/16/2021
i.	1	EC-3 Sediment and Erosion Control Details	9/1/2021	12/16/2021
j.	1	LL-1 Landscape Plan	10/5/2021	12/16/2021
k.	1	LL-2 Landscape Notes and Detail	10/5/2021	12/16/2021
l.	2	DN-1 & DN-2 Details Sheet	9/1/2021	12/16/2021

2. Due to the weight restriction concerning the culvert crossing connecting Lopus Road to Old Pines Bridge Road, applicant is to provide to the Town Engineer a revised "Trucking Route Plan" for his review and approval.
3. Application is subject to both a Roadway Maintenance Bond covering area from Pent Road intersection to 50 ft past the entrance of the project site and an Erosion and Sediment Control Bond as set by the Town Engineer.

Motion made by Harry Roscoe/Seconded by Michael Rupsis VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howard Leeper	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

- h. Accessory Residential Poultry and/or Livestock Use Regulations – no updates
 - i. Escrow Account – no updates
 - j. New and Enabling Legislation – **Motion to Table discussion of New and Enabling Legislation MP/BS - all ayes. Motion carried.**
6. **New Business** – none
 7. **New Applications** – no updates
 8. **Petitions from Commissioners**- **HR:** What is going on at Oak Drive? **ZEO:** Public works will plow it this season. **DM:** Mike (ZEO) – Take a look at 5 Quail Hollow Court.
 9. **Correspondence & Payment of Bills**
Correspondence from Jeffrey Kohan – Chairman South Central Regional Planning Commission, regarding the proposed zoning amendment submitted by Cody & Kristina Muth, re: Accessory Residential Poultry and/or Livestock Use Regulations. Noted that the proposal would have no apparent regional significance and no apparent intermunicipal impact.

Motion to pay all invoices as submitted. Motion made by Harry Roscoe. Seconded by Robert Starkey. All ayes.

10. **Adjournment**

Motion to adjourn meeting at 7:57 pm. Motion made by Michael Rupsis. Seconded by Harry Roscoe. All ayes. Motion Carried.

Respectfully submitted,
Lisa Daigle
Clerk, Planning & Zoning Commission