



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

BEACON FALLS PLANNING & ZONING COMMISSION
Monthly Meeting
February 17 2022
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), Jack Burns (JB), Howard Leeper (HL), Jonathan Conte (JC)

Members Absent: Marc Bronn (MB), Harry Roscoe (HR)

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 minutes from the December 16, 2021 Regular Monthly Meeting; December 21, 2021 Special Meeting; December 16, 2021 Public Hearing Continuation (application PZC-10212021-1-TA- Muth); December 16, 2021 Public Hearing Continuation (application PZC-09232021-1-SP- 343 Lopus Road), as submitted. Motion made by Michael Pratt/Seconded by Robert Starkey VOTE:

Donald Molleur	Aye	Nay	Abstain	Absent
Jack Burns	Aye	Nay	Abstain	Absent
Harry Roscoe	Aye	Nay	Abstain	Absent
Jonathan Conte	Aye	Nay	Abstain	Absent
Michael Rupsis	Aye	Nay	Abstain	Absent
Marc Bronn	Aye	Nay	Abstain	Absent
Robert Starkey	Aye	Nay	Abstain	Absent
Michael Pratt	Aye	Nay	Abstain	Absent
Howard Leeper	Aye	Nay	Abstain	Absent

3. Comments from the Public – none

4. Reports

- a. Zoning Enforcement Officer – Monthly Report submitted. **Motion to Approve ZEO Monthly Report. MR/MP. all ayes- Motion Carried.**
- b. Town Engineer – DM: Spoke with Paul. No report but will discuss his comments on agenda items later.
- c. Town Planner - **SN:** We are reviewing the stormwater ordinance and working with the Inland Wetlands and Watercourses Commission.

Motion to allow Town Planners to work with the Town of Beacon Falls Inland Wetlands and Watercourses Commission over the next 6 months to year to review the Stormwater Ordinances. Motion made by Michael Pratt/Seconded by Jack Burns. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<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	Absent

5. Old Business

- a. Chatfield Farms – **DM:** No updates, everything looks neat.
- b. HI Stone Blasting/15 Alliance Cir – **DM:** Letter sent to Chuck Stone, confirming our agreement that the Town would hold onto any overpayment paid by HI Stone and use overpayment to offset future payments related to removal of materials from the site.

Motion to remove H.I. Stone from the agenda. Motion made by Michael Rupsis/Seconded by Michael Pratt. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<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	Absent

- c. Board and Commission Member Training – **DM:** Town Attorney will host a training. Lisa will follow up with everyone with potential dates.
- d. Cannabis Moratorium – Working Group Update- **SN:** We have the results from the survey. Working group reviewed survey results. Respondents in favor of industrial and manufacturing uses. However, working group would like to draft a new survey for Commission. Learning as we go. Working group believes discussed uses would best be used in an industrial zone. Working group was thinking of waiting a year on retail uses. You can always amend regulations at a later date.

PZ Chairman Donald Molleur called for a public hearing on Thursday March 10, 2022 at 6:30 pm, in the Town Hall Assembly Room to discuss amending the cannabis moratorium regulations. The Commission membership agreed.

- e. Tiverton – Charles Edwards – **KR:** Spoke with several individuals in the parcel. Told them Town has a subdivision on record. Potential buyers will need to get an As Built, compare it what is recorded as approved. **DM:** We do not design. Questions regarding the house design- we can't design. Town Engineer will relate that to them. Can't show favoritism to one applicant.
- f. 343 Lopus Road/TriTec Americas LLC – Solar Array – Clerk: Waiting for trucking route.
- g. Accessory Residential Poultry and/or Livestock Use Regulations –

Motion to amend Article I of the Beacon Falls Zoning Regulations by creating Section 8.4.5 -Accessory Residential Poultry and/or Livestock Use Regulations- using proposed language submitted by the applicant but as amended by the Beacon Falls Town Planners, version dated January 19, 2022, with the following changes:

Removal of below language from proposed Section 8.4.7, subsection 10.

10) Existing regulations permit a horse to be kept as an accessory use on residential lots, provided the animal has a minimum of 40,000 square feet. A horse inhabiting a property conforming to existing regulations by the effective date of _____ will be considered a pre-existing non-conforming accessory use. Owners shall apply for a Certificate of Zoning Compliance within three months of the effective date to maintain their vested status. If a horse is permitted for via Section 8.4.7.10, it will count towards the livestock unit calculation for that parcel

Add following language to proposed Section 8.4.7, subsection 10

****Horses or ponies may be kept on a lot of less than five (5) acres provided that the lot contains an area of not less than 40,000 square feet for each such animal and the total number thereof does not exceed three (3)**

MP: *This language is taken directly from Section 8.8.2.a of current Town of Beacon Falls Zoning Regulations*

Motion made by Michael Rupsis/Seconded by Michael Pratt. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	Aye	Nay	Abstain	<u>Absent</u>
Jonathan Conte	Aye	Nay	<u>Abstain</u>	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	<u>Aye</u>	Nay	Abstain	Absent

Motion to set an effective date for the proposed Accessory Residential Poultry and/or Livestock Use Regulations for March 17, 2022. Motion made by Michael Pratt/Seconded by Michael Rupsis. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	Aye	Nay	Abstain	<u>Absent</u>
Jonathan Conte	Aye	Nay	<u>Abstain</u>	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

Motion to revise effective date for the proposed Accessory Residential Poultry and/or Livestock Use Regulations for March 21, 2022. Motion made by Michael Pratt/Seconded by Michael Rupsis. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<u>Aye</u>	Nay	<u>Abstain</u>	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

h. Escrow Account – no updates

6. **New Business – Clerk:** We presented the budget to the Board of Finance. No operating updates. Requested \$24,000 via capital request in case we need support putting together the Plan of Conservation and Development.
7. **New Applications** – no updates
8. **Petitions from Commissioners-** **RS:** What about blight issues? **DM:** Wolfe Avenue property set to come down this month.
9. **Correspondence & Payment of Bills**
Correspondence from Conservation Commission to Board of Selectmen – PZ was copied – about the potential reinstatement of the Land Use Committee, which would comprise of members of each Land Use Boards – Wetlands, P&Z, Conservation, etc.
Correspondence from Pellegrino Law Firm – Notification of filing in Court re: Hopp Brook Developers.

Motion to approve and pay all invoices as submitted. Motion made by Michael Pratt/Seconded by Michael Rupsis. VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Jonathan Conte	<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

10. **Adjournment**
11. **Motion to adjourn at 8:06 pm. Motion made by Michael Pratt/Seconded by Jack Burns. All ayes.**

Respectfully submitted,
Lisa Daigle
Clerk, Planning & Zoning Commission