

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



BEACON FALLS PLANNING AND ZONING COMMISSION
Public Hearing Continuation
Application PZC-09232021-1-SP
343 Lopus Road – TriTech Americas LLC
November 18, 2021
MINUTES
(Subject to Revision)

1. Call to Order / Pledge of Allegiance

Chairman Donald Molleur opened the hearing at 7:00 P.M. and the call was read. This is a continuation of the hearing that was opened on October 21, 2021.

Members Present: Donald Molleur (DM), Jack Burns (JB), Cody Brennan (CB) Michael Pratt (MP), Howard Leeper (HL) Robert Starkey (RS) Michael Rupsis (MR)

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

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

2. Public Hearing

a. Applicant's Presentation

Christopher Gagnon, PE- BL Companies, 355 Research Parkway, Meriden, CT – We updated the plans, beefed up the landscape plan and screening to provide dense 45 evergreen trees along fence line. **MR:** On both sides of the driveway? **Michael (Gondola)** – does this line up? **Michael Gondola, 306 Lopus Road** – not close to my house.

DM: What species? **Michael Gondola** – This is what I do for a living. If it is ok for me to speak. I can give some recommendations, green giant arborvitaes. **CG:** Happy to listen to recommendation.

CG: As to impact of traffic during construction on Lopus. Provided a copy of proposed trucking routes. Only using state bridge on 42. **DM:** Don't want to go that way. **MR:** Narrow bridge. No thru trucks on that road. Use Town bridge on Depot Street. Rated to handle. **CG:** will update trucking plan. We can coordinate with engineer re: bonding estimate.

CG: As to disposal of excess material. Will be using material on site. As to decommissioning plan. Prepared a draft example, submitting to Commissioners. As to reflective nature, research done in MA, panels near highway. Panels will use dark materials, that has an anti-glare property. Reflective property of these panels less than flat water, less than white painted shingles. About 2% nature. As to benefit to Town, regarding net metering, my understanding is that even though it would be privately owned, Town may be able to keep benefits local.

b. Comments & Questions from Commissioners

MP: Thank you for addressing the concerns.

KR: Would you be willing to provide an extension to allow the public hearing to be extended. **CG:** I will provide a letter allowing an extension to **December 16, 2021**.

c. Comments & Questions from Public

Michael Gondola, 306 Lopus, Appreciate Commission and applicant responding. What is the benefit to the Town? **DM:** Taxation.

Motion to accept request for extension, continuing hearing on Application PZC-09232021-1-SP to December 16, 2021 at 6:30 PM, in the Town Hall Assembly Room.

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>
Cody Brennan	<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

3. Adjournment

Hearing continued via motion above. Motion made at 7:37 pm.

Respectfully submitted,

Lisa Daigle

Clerk, Planning & Zoning Commission