



BEACON FALLS PLANNING & ZONING COMMISSION
Special Meeting
September 23, 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), Harry Roscoe (HR), Michael Rupsis (MR), Robert Starkey (RS), Jack Burns (JB) Michael Pratt (MP), Marc Bronn (MB, Cody Brennan (CB)

Members Absent: Howie Leeper (HL)

Others Present: Town Planners Keith Rosenfeld (KR) & Savannah-Nicole Villalba (SV), Mike Mormile (ZEO), Town Attorney Vincent Marino (VM)

2. Read & Approval Minutes from Previous Meetings

Motion made to approve and accept the meeting minutes from the Regular Monthly Meeting on August 19, 2021, as submitted. HR/RS all ayes.

3. Comments from the Public

Andrea Waxler – 83 Fieldstone Lane – Two major concerns related to the Hopp Brook Development – Could we obtain an exact survey of where our homes on Fieldstone Lane are in relation to the Hopp Brook Development, proposed new road. Also, how did Hopp Brook get permission to put a road in there? DM: We will take all of your questions to the meeting.

4. Reports

a. Zoning Enforcement Officer

Motion to accept and approve ZEO Monthly Report.

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

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

b. Town Engineer - No report.

c. Town Planner - No report. Provided comment throughout other topics.

5. Old Business

a. Chatfield Farms – DM: Removal of fill almost done.

b. Floating Residential Transition Zone – **Motion made to remove from agenda - DM/MR, all ayes.**

c. HI Stone Blasting/15 Alliance Cir – DM: Town Engineer is surveying land and air. They removed 5.1 million cubic yards from that site. Mr. Stone is supposed to drop off a check to the town for the material he removed so far. MB: He is aware and acknowledges this though? DM:

Yes. We will have an accurate amount of material that was taken off that site. MB: That was a good catch, Don, excellent work. That is \$25,000 in the coffers.

- d. Board and Commission Member Training – no updates
- e. Agricultural/Livestock Regulations – Cody Muth, 229 Burton – I am confused about the fee. This benefits the town. I am not asking for a zone change on my specific property. DM: The Board of Selectmen have to waive this fee; we are not allowed.

Motion to submit a letter to Board of Selectmen, recommending the waiver of the fee for Cody Muth's application for a text amendment of agricultural and livestock regulations.

Motion made by Robert Starkey. 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	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	Absent
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howie Leeper	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

- f. Cannabis Moratorium – Working Group Update
KR: We want to poll the members, we want to know what their toleration is – a open retailer, out in the community, but there also factories- cultivators, producers that would look like part of the industrial park. We want priorities of what people would tolerate. What uses you find tolerable in the community.
- g. Tiverton – Charles Edwards – DM: Just got a copy of the As Built. We don't know if they need to come in for a new application. MB: Who is going to inspect the site? DM: Town Engineer, Road Foreman, the potential buyers are working with us to inspect the site.

6. New Business

- a. Escrow Account – DM: We found that sometimes its hard to collect the fees that are due to us. We are following other towns. In Conditions of Approval, that applicant will submit an escrow account. X amount of funds placed in the account, derived from the Commissions, so that we can draw on that account to pay for fees that occur while site is under construction. Draft in packet. MB: At time of approval, they have to submit a security deposit? DM: Yes, it means that we don't get stiffed any more.

7. New Applications

- a. Hopp Brook Village – no comment- Hearing on 29th.
- b. 343 Lopus Road /Tri Tec Americas LLC Solar - Christopher D. Gagnon, P.E. BL Companies 355 Research Pkwy, Meriden, on behalf of Tri Tech Americas LLC- Proposing a under 1 Megawatt AC solar project on 343 Lopus Road. We applied to Wetlands Commission, brief summary – takes up approx. 5 acres. Solar panels, access road, detention pond for storm water.

Motion to accept application PZC-09232021-1- SP – Tri Tech Americas LLC/343

Lopus Road and schedule a public hearing for Thursday October 21, 2021, at 7:00

PM, at Town Hall Assembly Room. Motion made by Marc Bronn/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	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	Absent

Robert Starkey
Michael Pratt
Howie Leeper

<u>Aye</u>	Nay	Abstain	Absent
<u>Aye</u>	Nay	Abstain	Absent
<u>Aye</u>	Nay	Abstain	<u>Absent</u>

8. Correspondence & Payment of Bills

a. Blight Conditions – Rimmon Hill Road -Board of Selectmen submitted a letter re: property on Rimmon Hill. ZEO: Received an anonymous complaint; said it was blight, but it is more animal control/health department issue. I referred it to the Animal Control Officer.

Motion to approve payment of legal invoice of \$2,205. Motion made by Michael Pratt, seconded by Michael Rupsis. All ayes.

Motion to approve payment of Republican American invoices, as submitted. Motion made by Michael Pratt, seconded by Harry Roscoe. All ayes.

9. Adjournment

Motion made by MR to adjourn at 8:12 PM, HR seconded, all ayes.

Respectfully submitted,
Lisa Daigle
Clerk, Planning & Zoning Commission