



Town of Beacon Falls

Planning & Zoning Commission

Monthly Meeting Minutes – March 17, 2022

subject to revision

1. Call to Order / Pledge of Allegiance

Chairman Donald Molleur opened the meeting at 7:30 P.M.

Members Present: Donald Molleur (DM), Michael Pratt (MP), Howard Leeper (HL) Jonathan Conte (JC), Marc Bronn (MB), Harry Roscoe (HR) Robert Starkey (RS) Michael Rupsis (MR)

Members Absent: Jack Burns (JB)

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

2. Read & Approval Minutes from Previous Meetings/Hearings

Motion to accept minutes from the February 17, 2022 Public Hearing Continuation and February 17 2022 Regular Monthly Meeting, as submitted. Motion made by Michael Pratt/Seconded by Michael Rupsis VOTE:

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

Motion carried.

3. Comments from the Public – none

4. Reports

- Zoning Enforcement Officer – Monthly Report submitted. **Motion to Approve ZEO Monthly Report. MR/HL. all ayes- Motion Carried.**
- Town Engineer – DM: Spoke with Paul. Another individual interested in Tiverton.
- Town Planners - **SN:** Provided Commission with copies of Substitute House Bill 107. **SN:** Section 5 & 6. These cover parking spaces and Accessory Dwelling Units. **DM:** Review these, note comments.

5. Old Business

- Chatfield Farms – no updates.
- Board and Commission Member Training – no updates.
- Cannabis Moratorium – **DM:** Planners created a second survey. Please complete. **HR:** Please keep in mind that the great amount of revenue is only provided if we allow retail. **MB:** Even if it is just equipment for the cultivators – those machines are worth a lot of money. Think of the personal property tax.

- d. Tiverton – Charles Edwards – **Motion to remove Tiverton. MP/MR. all ayes- Motion Carried.**
- e. 343 Lopus Road/TriTec Americas LLC – Solar Array – **DM:** Waiting for hard copy of trucking route.
- f. Accessory Residential Poultry and/or Livestock Use Regulations – **DM:** Some confusion about the regulations. **SN:** We can clarify this, or further amend to clarify the regulations. We can present language to the Commission at our next meeting.
- g. Escrow Account – **SN:** We will be meeting with Finance Manager and Chairs to discuss.
- 6. **New Business**
 - a. **IWWC Liaison** – Chair discussed with Commission if anyone would volunteer to be the Liaison; Michael Pratt volunteered. **DM** (to clerk): Please draft a letter to Board of Selectmen.
- 7. **New Applications** – no updates
- 8. **Petitions from Commissioners**- **DM:** Burton Avenue property set to come down soon.
ZEO: We are lucky to have two professional planners. I appreciate their efforts.
- 9. **Correspondence & Payment of Bills**
Motion to approve and pay Marino, Schellenberg and Zabel invoice as submitted.
Motion made HR/Seconded by Michael Pratt. VOTE:

Donald Molleur	Chairman			
Jack Burns	Aye	Nay	Abstain	<u>Absent</u>
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Jonathan Conte	<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
Howard Leeper	<u>Aye</u>	Nay	Abstain	Absent
Motion carried.				

10. **Adjournment**

- 11. **Motion to adjourn at 7:55 pm. Motion made by Robert Starkey/Seconded by Michael Pratt. All ayes. Carried.**

Respectfully submitted,
 Lisa Daigle
 Clerk, Planning & Zoning Commission