



Town of Beacon Falls

Planning & Zoning Commission

Monthly Meeting Minutes – April 21, 2022

subject to revision

1. Call to Order / Pledge of Allegiance

Vice Chairman Michael Rupsis opened the meeting at 7:30 P.M.

Members Present: Howard Leeper (HL) Marc Bronn (MB), Harry Roscoe (HR) Michael Rupsis (MR), Jack Burns (JB)

Members Absent: Donald Molleur (DM), Michael Pratt (MP), Robert Starkey (RS), Jonathan Conte (JC)

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

2. Read & Approval Minutes from Previous Meetings/Hearings

Motion to accept minutes from the March 17, 2022 Regular Monthly Meeting, as submitted.

Motion made by Harry Roscoe/Seconded by Marc Bronn VOTE:

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

Motion carried.

- 3. Comments from the Public – Steven O'Dea – 64 Fairfield Place.** Mr. O'Dea wanted to bring to light some issues on Tiverton. Attended IWWC last week and was advised to come here. Submitted a number of pictures of various parts of the development on Fairfield Place. The original drawing states that there should be a chain link fence surrounding the detention pond. Asked Board to send a letter to owners. The drop on this pit is 30 feet. Silt fence is down, erosion, run off coming from the hill. Told it might be a mineral. **HR:** What happened when you went to IWWC? **SO:** Took my pictures and comment and there was a "no trespassing sign" posted, but I haven't heard back besides that. I want to bring to the attention – the existing cul-de-sac. This board did 200 feet to a conforming cul-de-sac. Told by former P&Z board that they would not going to pave cul-de-sac because there was work still to be done in the existing property. But how long are we going to have to wait? I am on a legal road; I should have paving. **MR:** Let's see if we can make a phone call to owners and see if a barrier can be put up.

4. Reports

- a. Zoning Enforcement Officer – Monthly Report submitted. Motion to Approve ZEO Monthly Report. HR/HL. all ayes- Motion Carried.**

- b. Town Engineer – No updates.
- c. Town Planners - **SN**: Working with Community members are they come in. We are working on the escrow account. Will provide updates during Old Business.

5. Old Business

- a. Chatfield Farms – no updates.
- b. Board and Commission Member Training – no updates.
- c. Cannabis Moratorium – **KR**: Cannabis Moratorium Working Group - Presented a report – and reviewed survey results. Next step is to create zoning language for you to review and determine if you would like to take that to a public hearing, regarding the type of establishments and zoning locations.
- d. 343 Lopus Road/TriTec Americas LLC – Solar Array – Received a copy of the updated Trucking Route. **MR**: Is the house empty? **HL**: Still people living there. **KR**: Site plan for this project is valid for 5 years.
- e. Accessory Residential Poultry and/or Livestock Use Regulations –**SN**: At our prior meeting, the Commission requested that we revise the approved accessory livestock regulations to require that the minimum lot size for one horse be 40,000 square feet, as opposed to the way it was written where you could have a horse at $\frac{3}{4}$ of an acre. Addressed this by doing the following: remove section 8.4.7.10, Amended section 8.4.7.2.1, and Amended Table 1. If these changes look good with the Commission, our recommendation is to schedule a public hearing to amend the regulations. We may also want to review and propose revisions to Section 8.8. – Farms – in the Town of Beacon Falls' Zoning Regulations.

Motion to schedule a public hearing for Thursday June 16, 2022 at 7:00 pm to discuss PZC-04212022-1-TA – PZC initiated Text Amendment to revise the Town of Beacon Falls Zoning Regulations Article 1, Section 8.4.5 Accessory Residential Poultry and/or Livestock Use.

Motion made by Marc Bronn/Seconded by Harry Roscoe VOTE:

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

Motion carried.

- f. Escrow Account – **SN:** Working with staff to have a conversation about the fees collected throughout the process. Working with IWWC and this Commission to come up with a clear path for both Commissions to have every regulatory action within your purview accessible to you. Advocating to ensure you have all powers available to you at your access.
- 6. **New Business-** none
- 7. **New Applications** – no updates
- 8. **Petitions from Commissioners-** none.
- 9. **Correspondence & Payment of Bills**

Motion to approve and pay Allan Reporting Services invoices for \$687.60 and \$570.60 as submitted. Motion made Howard Leeper/Seconded by Harry Roscoe. VOTE:

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

Motion carried.

10. **Adjournment**

11. Motion to adjourn at 8:09 pm. Motion made by HR/Seconded by MB. All ayes. Carried.

Respectfully submitted,
Lisa Daigle
 Clerk, Planning & Zoning Commission