



Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
September 21, 2023
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

Members Present: Michael Rupsis (**MR**), Robert Mut (**RM**), John-Paul Dorais (**JPD**), Michael Pratt (**MP**), Marc Bronn (**MB**), Jack Burns (**JB**), William Fredericks (**WF**), and Steven Orloski (**SO**)

Members Absent: Jonathan Conte (**JC**)

Others Present: 16 members of the public, Town Planner Keith Rosenfeld (**KR**), Savannah-Nicole of NVCOG

1. **Call to Order/Pledge to the Flag:**

MR called the meeting to order at 7:31 PM and led the assembled in the pledge of allegiance.

2. **Read and Approve Minutes from Previous Meetings:**

Motion to accept the 8/17/23 meeting minutes made by **RM** and Seconded by **JPD** – 7 ayes and 1 abstained.

3. **Comments from the Public:**

None

4. **Old Business**

- a. Chatfield Farms/EG Home LLC: No report received. **KR** will look into it.
- b. Pond Spring Village: **KR** will send a memo to Jeff Respler to move forward with paving. It will outline the items that were previously discussed. **KR** to review with legal counsel the matter of the bond. **KR** will send a letter.
- c. Tiverton 1: **KR** read correspondence from Paul Distefano. Paul confirmed that the developer may begin and start the paving. **KR** will forward correspondence to IWWC and the Building Officer. **KR** and the developer to discuss this further.
- d. HI Stone: No updates. **KR** to inquire about if payment has been received. To inquire about the scale ticket schedule.
- e. Tri-America: **KR** noted no significant updates. The state is questioning whether they must keep the barn on the property.
- f. 75 Pent Road: Tabled till next month.

5. **New Applications/New Business:**

- a. 127 S. Main St. – Current Zoning & Future Application Requirements: **KR** noted that all outstanding violations have been resolved. **KR** mentioned that the applicant should come before the Planning & Zoning board to discuss his intentions for using the building in the B-1 Zone. Mario Trepca – Main St. Manny's Roofing Company. It will be the main office building for Manny's Roofing. No roofing work will be conducted in or on the premises. It will be just for office use only. **MP** questioned if other utility vehicles would be parked there. **MP** mentioned that he is not opposed to storing the trucks there as long as they are kept clean. **MB** mentioned that he is not in favor of this because it would not hold true to the look of Main St. **Motion** to determine that Manny's Roofing may use 127 S. Main St. for office space with the exceptions outlined in **KR**'s correspondence made by **MP** seconded by **RM**. 7 ayes and 1 abstained.



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- b. John Smith – 62 Rimmon Hill Rd. – Addition of an Accessory Dwelling Unit (John Smith):
The commission reviewed the plans with the applicant. The applicant mentioned that utilities will need to be brought up first. **Motion** to approve the application as presented with the note that the unit will be addressed as 62 B. Rimmon Hill Rd. (No conditions) made by **MP**. Seconded by **WF**. 7 ayes and 1 abstained.
6. **POCD Update:** **KR** and **SN** gave an update on the POCD project. **KR** will forward a set of questions for the direction the P&Z Commission would like the POCD to go. The commission briefly discussed the survey. **SN** mentioned that this project is a once in a 10-year opportunity to shape the plan and zoning decisions for the next 10 years. The large meeting will be a special meeting. **MB** inquired if the P&Z Commission will be able to draft their idea. The commission will prompt SLR to see where their questions lay.
7. **Reports:**
 - a. Zoning Enforcement Officer: **KR** is working with Land Use Administrator Nicole Pastor, to streamline the outreach processes.
 - b. Town Engineer: No Report
 - c. Town Planner: No Report
8. **Petitions from Commissioners:**
None
9. **Correspondence & Payment of Bills:** .
Motion to pay the Rep-Am invoice **RM/JPD**. 7 ayes and 1 abstained.
10. **Adjournment:** **RM** Motion made to adjourn at 8:36 PM **WF** Seconded—all ayes.

Respectfully submitted,

Lauren A. Fennell
Sub-Clerk, Planning & Zoning