



**Town of Beacon Falls  
Planning & Zoning Commission  
Monthly Meeting Minutes- October 20, 2022  
10 Maple Ave Beacon Falls, CT 06403**

*(Subject to Revision)*

**Members Present:** Michael Rupsis Vice-Chair, (**MR**), Marc Bronn (**MB**), Jonathan Conte (**JC**) Michael Pratt (**MP**), Howard Leeper (**HL**), Robert Starkey (**RS**)

**Members Absent:** Donald Molleur (**DM**), Jack Burns (**JB**), Harry Roscoe (**HR**)

**Others Present:** Town Planner/ZEO Keith Rosenfeld (**KR**), Ron Nault engineer DeCarlo & Doll (**RN**), Matt Gilchrist owner EG Homes (**MG**), Lisa Daigle Assistant Assessor (**LD**), Selectman Michael Krenesky (**MK**), Elliot Fuller & Rich Coyne Chatfield Farms HOA (**HOA**)

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

**MR** opened the meeting at 7:30pm

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

**Motion to accept minutes from August 18, 2022, monthly meeting as submitted.**

**Motion made by MP/HL. 6Ayes 1 Abstention. Motion Carried. Vote:**

<b>Michael Pratt</b>	<b>AYE</b>	<b>Howard Leeper</b>	<b>AYE</b>
<b>Michael Rupsis</b>	<b>AYE</b>	<b>Jack Burns</b>	<b>AYE</b>
<b>Marc Bronn</b>	<b>ABSTENTION</b>	<b>Robert Starkey</b>	<b>AYE</b>
<b>Jonathan Conte</b>	<b>AYE</b>		

**3. Comments from the Public:** **MR** asked 3 times Comments from the Public, None

**4. Reports**

**a. Zoning Enforcement Officer** **KR:** *Nothing to report at this time*

**b. Town Engineer Clerk:** *No updates from Town Engineer*

**c. Town Planner**

- i. POCD: KR:** As of Monday, we have put out RFQ a call for consultations proposals. Once we pick out our consultants will be put together our Subcommittee to update our POCD.

**5. Old Business**

- a. Chatfield Farms/EG Home LLC:** Ron Nault DeCarlo & Doll (**RN**) to submit his updates in person. *Looking towards a spring/summer 2023 completion. Town needs to make sure roadways, retaining walls, fences, drainage features, sanitary sewer systems and sidewalks/curbs are completed prior to the construction completion as per Site Plan approvals.* EG Homes has recognized that poor drainage has led to some roadways needing to be removed and redone. The fall work would be the focus for tonight that are highlighted and once finished will be turned over to the HOA. Stabilize the detention ponds with proposed drainage feature work. E/S control measures Fieldstone Extension fill, EG will finish this and



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stabilize with topsoil and hydroseed before the quickly approaching end of the growing season. Walls/Fences certification on wall over 3 feet, working with SLR to get those certified as-builts. Declaration plan is requested to be on file and updated as items are completed. As built/Engineer certification needed for deviation of drawings some added walls changed drainage, needing updated Site Plan as approved by project engineer. Town and EG Homes has good communication and are working together to address issues.

**MG:** Addressed concerns from commission and gave updates to the number of homes left to sell and build.

- b. Pond Springs Village: No update provided. Clerk to send letter to owner Jeff Repsler to invite him to the November monthly meeting for updates.
- c. Text Amendment Accessory Dwelling Units: **KR:** Not able to find the wording requested I suggest that the public hearing continue prior to our next meeting to ensure we have the proper wording.

**Motion to continue Public Hearing on Accessory Dwelling Units on November 17, 2022, at 7:15pm. Motion made by MP/MB. All ayes. Motion carried.**

- d. 343 Lopus Road/Tri Tec Americas LLC – Solar Array: No update. Clerk to pull file to ensure everything is up to date and received prior to the beginning of construction Spring 2023
- e. 26 West View Road/BF Edge LLC: **KR:** Currently still in IWWC, suggest tabling to November meeting.
- f. Commissioners Terms to Expire November 2022: **Clerk:** The commissioner with terms ending will be receiving phone call from First Selectman Smith seeking intentions of reappointment.
- g. Board/Commission Member Training: **Clerk:** Finally heard back from our town attorney. The training can be done online and will get list of classes needed and links for the commission.
- h. Approve Monthly Meeting Calendar for 2023:

**Motion to Approve Monthly Meeting Calendar for 2023. Motion made by MP/MB. All ayes. Motion carried.**

- 6. New Applications: None
- 7. New Business: None
- 8. Petitions from Commissioners: **MR:** 284 Cook Lane new address change to 46 Bonna St. The front door facing the street signifies the address. Fire/Ems should be made aware of these changes as to not delay the arrival of units.
- 9. Correspondence & Payment of Bills: None



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**10. Adjournment**

**Motion to made to adjourn at 8:13 by MB/HL all ayes. Motion Carried. Meeting adjourned at 8:13pm.**

Respectfully Submitted,

Leah Rajvong  
Clerk, Planning & Zoning Commission