



**Town of Beacon Falls
Planning & Zoning Commission
Monthly Meeting Minutes- April 20, 2023
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

Members Present: Michael Rupsis (**MR**), Jonathan Conte (**JC**), Robert Mut (**RM**), Michael Pratt (**MP**), Marc Bronn (**MB**), Jack Burns (**JB**)

Members Absent: Harry Roscoe (**HR**), John-Paul Dorais (**JPD**)

Others Present: Town Planner Keith Rosenfeld (**KR**), Land Use Coordinator/Zoning Enforcement Officer Leah Rajvong (**LR**), Jason Edwards J. Edwards & Associates Engineer/Surveyors for Pond Spring Village (**JE**), Sean Flynn Executor of Charles Edwards Estate (**SF**), Robert Pettinella, Susan Pizzuto 81 Pondview Circle (**SP**), Andreas Yilmas Citizen's News, Joann Delenick.

1. **Call to Order/Pledge to the Flag:** **MR** opened the meeting at 6:35 P.M.

2. **Vote Permanent Commission Chair and officers**

Motion to appoint Michael Rupsis as Commission Chairman made by MP/MB. All ayes.
Motion carried.

Motion to appoint Michael Pratt as Commission Vice-Chairman made by MR/RM. All ayes.
Motion carried.

Motion to appoint Marc Bronn as Commission Secretary made by JB/MP. All ayes. Motion carried.

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

Motion to accept minutes from the April 20, 2023, monthly meeting, as submitted. Motion made by JC/RM.

4. **Comments from the Public:** *None*

5. **Reports:**

- a. Zoning Enforcement Officer- **LR** *No report submitted. Informed the commissions of her resignation as Land Use Coordinator/Zoning Enforcement Officer. It was a pleasure working for the commission and the community. Effective June 2, 2023*
- b. Town Engineer- *No Updates*
- c. Town Planner- **KR** *Spoke of the POCD survey and how it is progressing and looking forward to beginning to put together work groups with more community involvement. Extended survey to close May 26, 2023. Also received all-encompassing demographic data for town and how it relates to the valley. Will be providing this report to the board next month.*

6. **Old Business**

- a. **Chatfield Farms/EG Home LLC:** *Commission received report from Town Engineer and EG Homes.*



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- b. **Pond Spring Village JE** *Developer is ready to pave the road, prior to paving owner, (also owns a lot 24 on Lancaster Drive) wants to move some excess material (approx. 8500 yards) from Pond Spring Village to the lot on Lancaster Drive to create a development pad. Site Plan, Excavation and Fill permit application ready next week. The owner wanted to ask the commission if he could start to move material over and stock piling over by detention basin (Lot 24). Wetlands was conceptually okay with that, however they had issues with him cleaning up the site and catch basins. **KR** Have you distinguished what your truck route will be? Are these areas where paving would need to be done? Are there any areas other than this truck route that would need paving? **MR** The entire development requires the final coat **KR** Is there any reason why you couldn't pave the areas that you will not be using as a truck route? **JE** No, we would be okay with that **MR** We had a conversation about this prior to winter, we had a very light winter. I don't think we had an issue with excavation. Why now? The residents want this thing paved. Things that need to be fixed, here we are middle of May, you are supposed to be paving and you are asking to move 8500 yards of material. **JE** There are a variety of reasons that led to the delay, transition of the engineering company **MR** This is his material, it's not your material **JE** No, it's not; he was told he need a permit, I needed to prepare the plan, according to my client he has met with the residents and they support him waiting to pave until the trucking is done. **MP** I don't know if I agree with that they were here last month **MR** As Michael said what about paving the unused truck route. **JE** I think my client is open to that **MR** Discussion of construction sequence. We're in the middle of May things have got to start happening. **MP** By the time you submit plans to Wetlands you are going to be in July. Need an excavation and fill permit and then go back to Wetlands. **MR** I would like to see the areas that are not affected by the truck route, but I would like to see those other roads fixed. **KR** I know the activities work together but you are working on two separate property, an excavation and fill permit. At this stage this is a commercial business, and you will be treated as such. **MR** Plan to fill it and build or to pull it out again? **JE** No we will be placing it there and staying there **SP** On board at Pond Spring Village. We estimated about 100 passages 50 in and 50 out, **MP** Will be more than that **MR** Tri-axle is 20 yards **SP** When those trucks are going through what kind of guarantee are we going to have that material will not fall off and damage anything. Where is your liability, we are sitting ducks there, are you going to screen before you dump or screen where you dump. **MP** That will be part of the applications and the conditions of approval. **MR** That is why I would advise not paving that road before the dumping is done. I estimate over 800 trips on that road if they have triaxles doing the work. **MP** Assessment to the*



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*road binder course before work to ensure any damage done during the processing, they will have to do the repairs to the binder course before the final paving. **SP** I don't trust him (the owner) **MR** We will be overseeing it and so will Wetlands Commission. **KR** The excavation permit is a special exception/permit that needs a Public Hearing. Refer to section 64. **MB** I would advise him to start paving the other streets right away. **MR** If the public hearing creates a roadblock, I would advise to start paving the other roads. **LR** Town Engineer, Town Planner and myself will set up a meeting to walk the site and get a list of items that need immediate attention.*

- c. **30 Lorraine Drive/Edwards Woods SF** *Waiting for town attorney to review easements and conditions. **VM** Reached out to Kevin McSherry we exchanged voicemails, it will be done next week. **LR** Mylar is in my office no need for a public meeting, will call Chairman to sign mylar when ready.*
 - d. **POCD LR** *Town Planner gave update earlier, survey will close on May 26 to allow more resident involvement. **MR** How long was it open and what is the extension? **LR** Went live April 21 original close day was May 12, saw a lot of input wanted to do another round of outreach to see if we could garner more responses.*
7. **New Applications:** *None*
8. **New Business**
- a. Hopp Brook (Executive Session)

Motion to move into Executive Session are there any objections to closing this Regular Monthly meeting and going into closed session to discuss Hopp Brook. Motion made by MP/JC. All ayes. Motion carried.

Motion to open Execution Session with Zoning Officer Leah Rajvong, Town Planner Keith Rosenfeld, Attorney Vin Marino and Commission members. Motion made by MP/JC. All ayes. Motion carried.

Planning & Zoning Regular Monthly Meeting closed at 7:06pm

Executive session opened at 7:07pm

Executive session closed at 7:53pm.

Monthly Meeting Minutes – Planning & Zoning Commission
Clerked by Leah Rajvong
Meeting Date: 5/18/2023



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9. Petitions from Commissioners *None*

10. Correspondence & Payment of Bills

a. Republican American \$97.44

Motion to pay Republican American invoice of \$97.44 by MP/RM. All ayes. Motion carried.

11. Adjournment:

Motion made to adjourn at 7:54p.m. by JB/MB. All ayes. Motion carried. The meeting was adjourned at 7:54 pm.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission