



Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
November 16, 2023
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

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

Members Absent: None

Others Present: Town Planner Keith Rosenfeld (**KR**), Community Planner Molly Johnson, JohnPaul Garcia representing Hawks View proposed Subdivision (**JPG**), 13 members of the public.

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 10/16/23 meeting minutes made by **MP** and Seconded by **JC**. All ayes

3. **Comments from the Public:** Eric Dolecki (**ED**), 14 Haley Ridge Rd. - **ED** I have some concerns about the Hawks View **MR** We haven't accepted that application – we are going to accept it, but we are going to schedule a public hearing and at that public hearing is where everyone from Haleys Ridge and the public can comment. We will not be that far into that tonight, this will be the first time accepting it, there is no voting tonight. Unfortunately, you have to wait until the public hearing. **ED** Thank you.

John Makarewicz (**JM**) 65 Fairfield Pl. – On Tiverton, I'm having a big problem with water issues, the slopes. I advise the board to go back and look at 3 maps; the Mylar that Mr. Edwards filed, the map that the town accepted for the zone change from R-1 to R-3, and the map from Mr. Edmonds in 1953 that did the extension of Fairfield Place because nothing fits. Because of this, I have water every time it rains going into my property – I went to IWWC, they are aware. The other part is, the design is supposed to pick up water, the hill is bleeding water, which means the design is not doing the job.



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4. **Old Business**

- a. Chatfield Farms/EG Home LLC: Motion to accept the report as presented.
MP/JC. All ayes
- b. Pond Spring Village: **KR** We would've loved to give you a letter today, but we have a series of letters from Ned (Attorney Fitzpatrick) and from Jillian Judd who was representing with Frank and the HOA. We have word that the paving was complete, when I had heard about the completeness, I sent a letter to Attorney Fitzpatrick (Ned) stating it's nice we have a heads up from the attorney, but we need a letter from the HOA stating the final work is done. I think we should hold back on the public hearing, by the time we have our next meeting hopefully we can present a letter from the HOA accepting the work. **MP** Once this is complete and we get the letter we release the bond and it's off the agenda.
- c. Tiverton 1: **KR** Right now our engineer said work can proceed on the roadway.
- d. HI Stone: **KR** With my going back and forth I haven't looked into that – I will do the review you asked for.
- e. Tri-America: The bonds are in place – the barn is down; the work is started. You can see most of that property is really porous. We will continue monitoring the site. **MP** He said 30-50 days he'll be out of there.
- f. 75 Pent Road: Remove from the agenda.

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

- a. Hawks View Subdivision: **JPG** Presents Plans to the board - The intent is to develop 18 acres of land into 12 building lots. The lots will be serviced by public sewer on onsite well. The drainage is all tied into Tiverton. **MP** made a motion to accept the application, I want to make sure all parties (public works, fire marshal, fire department, etc.) are notified and copied. **JC** seconded. All ayes.

MR With that being accepted we need to set a public hearing. **MP** I make a motion that we set the public hearing for January 18th at 6:15 pm **SO** Seconded, All ayes.



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6. **POCD Update:** **MJ** I am Molly Johnson I am the new co-town planner. Last week we met with SLR consulting regarding the POCD – you should've received a memo about that. The next step is having an open house on Dec 6th – with that were encouraging that commissioners attend so they can speak with residents. We are also looking for volunteers to sit at the stations to work with the residents. Some will be about housing or about the 10-year vision for the community. After the open house takes place SLR will be working on some meetings with some other leaders to get some more feedback.
7. **Reports:**
 - a. **Zoning Enforcement Officer:** **KR** We've been developing the process of which zoning problems are recorded, submitted, and reviewed. **MB** What's the end game if people don't comply? **KR** There's a series of letters, cease and desist, fines, then we give it to the Town Attorney.
 - b. **Town Engineer:** **KR** The only thing I have is some comments on the Hawks View Subdivision.
 - c. **Town Planner:** **KR** Molly is here now, there will be a transition where Molly will be your planner, until then we are both here.
8. **Petitions from Commissioners:**
MP I would like to look into what other municipalities for what they're doing for artificial turf, if it's a zoning or ordinance?
9. **Correspondence & Payment of Bills:**
 - a. **Bill from Marino, Zabel, & Schellenberg, PLLC:** **MP** motioned to accept. **JC** seconded. All ayes.
10. **Adjournment:** **MB** Motion made to adjourn at 7:01 PM **JC** Seconded. All ayes.

Respectfully submitted,

Nicole Pastor
Clerk, Planning & Zoning