



Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
January 18, 2024
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: Community Planner Molly Johnson (**MJ**), Town Planner Keith Rosenfeld (**KR**), 3 members of the public.

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

MR called the meeting to order at 7:04 PM and led the assembled in the pledge of allegiance.

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

Motion to accept the 12/21/23 meeting minutes made by **MB** and Seconded by **JC**. All ayes

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

4. **Old Business –**

a. Chatfield Farms/EG Home LLC: Motion to accept the report as presented.

MP/JC. All ayes.

b. Pond Spring Village: **MR** We got the letter last month from the association. **KR** We received a letter from the Associations Attorney. **MR** So we can remove it from the agenda then.

c. Tiverton 1: **KR** We are looking into the bond to make sure the names are changed. We are still waiting for LeClaire (R&R) to submit the bond. **MR** We signed the permits last month for two foundation permits, they cannot build anything.

d. HI Stone: **KR** We discussed this at our last internal land use meeting, Paul is looking into getting a survey of the property. **MR** Can you look at HI Stone's original agreement? I want to know – that site is a mining operation. Material is supposed to be leaving, not coming in. Material should not be coming in; we've seen material come in. Lots of road millings and part of 42. But that site was not supposed to be for that.



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- e. Tri-America: No report provided. **MP** 5:30 this morning there were triaxles hauling out of that place. **KR** We do have a construction time limit. **MR** I think during the week they shouldn't be doing anything until 7:00 am. **KR** We'll look into it.
 - f. Hawks View Subdivision: Reference public hearing minutes from January 18, 2024.
5. **New Applications/New Business:**
- a. Hopp Brook Estates Special Exception: **MP** Motioned to accept the application. **JC** Seconded. All ayes.
MP Motioned to schedule the public hearing for February 15th, 2024, at 6:15 pm. **JC** Seconded. All ayes.
 - b. Manny Roofing: **MJ** We provided the conditions for you. **KR** This is what we came up with when we gave them the permit. **MR** Yes, everything written is what we talked about. The construction trailer, the portable dumpster, box trucks, have the vehicles been registered to the town? We allowed it, it looks like an eyesore, there's materials on the ground. It's not what we agreed to. He came here and we agreed and he's not adhering to it. **KR** We will get a letter together and have him come to us or reach out. **MP** Maybe there's a disconnect. **KR** We'll get on it.
6. **POCD Update**: **MJ** We are going to be reaching out to commissions and town leaders for round table interviews at the end of February. You will be receiving a memo asking for things you'd like to see in the plan and inviting the chairs to participate in the round table interviews if you'd like to attend. **MB** When do you plan to have this finalized? **MJ** We'll have the draft in March then there's a 65-day review period so within 8 months max.
7. **Reports:**
- a. Zoning Enforcement Officer: **KR** No report for this month. We are working towards standardizing our Zoning Enforcement Procedures. Hopefully by the Spring we'll have something that's written down with policies and letters for certain situations.
 - b. Town Engineer: No update
 - c. Town Planner: **MJ** I have one thing – the commissioner trainings, by State Statute you're required to complete 4 hours of training, you have to send a letter to say you've done the training by December 31st, 2023 and we need the letters by March 1st. **KR** We do have recordings from the COG we can send then just send



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us a letter stating on this date I did X training.

8. **Petitions from Commissioners:** **MR** When can we change regulations? **KR** At any time. We (Nicole, Molly, and I) are looking to do a total regulation revision once the POCD is done. It's a long process but it's a thorough process. We can do a whole change or bits and pieces. **MP** So I talked to Paul – one thing we said was adding road bonds, Paul is going to work on something for road bonds in ¼ mile increments so we can present it to the commission and add it. **MR** There's a house on Pinesbridge Road that had a blight complaint – the people are still in the house. When Don was here, he said the bank took possession of it, it's terrible. **MB** Who is the blight board? **KR** Technically, there isn't one. It's made up of the Building Official, the Fire Marshall, Police Chief (Gerry), Zoning Enforcement Officer. We are working on it, that's a tough issue. **MB** Is there a blight section in the POCD? Can we add a section on blight. **KR** At the end of the day blight is a very odd thing, it's who's responsible for identifying and creating a list of blight properties and who will be the one to be sure they come into compliance. **MP** How did it come about that we aren't doing it? **KR** I'm not sure. **Discussion followed about blight differences in communities**

MP I just want to bring up so everyone is aware – we can't go on people's properties. We can drive by but that is it.

9. **Correspondence & Payment of Bills:**
None

10. **Adjournment:** **MP** motioned to adjourn at 7:44 pm, **JC** Seconded. All ayes.

Respectfully submitted,

Nicole Pastor
Clerk, Planning & Zoning