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

<u>Members Present</u>: Michael Rupsis (**MR**), Robert Mut (**RM**), John-Paul Dorais (**JPD**), Michael Pratt (**MP**), Marc Bronn (**MB**), Jack Burns (**JB**), William Fredericks (**WF**)
<u>Members Absent:</u> Jonathan Conte (**JC**)
<u>Others Present:</u> 11 members of the public, Claire Guest, Realtor for applicant (**CG**), Keith Rosenfield (**KR**), SN Vialba (**SN**)

1.   <u>Call to Order:</u>
      MR called the meeting to order at 7:00 PM and led the assembled in the pledge of allegiance.

2.   <u>Proposed Zone Change from IPD to ID-1 for 75 Pent Road:</u>
      CG gave a brief update on the project in question.
      MP questioned if each parcel would have a building on it. **CG** confirmed that it would have light manufacturing in each parcel.
      MR questioned the utilities and easements of access. **MR** mentioned that he is concerned about the added traffic one way in and one way out. Access easement was briefly discussed.
      a.   Joe Rodorigo – Bonna St. – He stated that he is opposed to the zone change. He stated that making this zone change would start a domino effect of inquiries about zone change.
      b.   Dave Cyro – Pondview Circle – Concerned about the traffic through his residential area.
      c.   Joann Delenick – Bethany Road – Concerned about the lots having a building because of the zone change in question. She does not see how this will promote the economic development of Beacon Falls.
      d.   **KR** read from the EDC special meeting minutes, motioning unanimously against it.
      e.   **KR** read from his submitted report that this zone change would be ill-advised.

      The board will continue the public hearing on October 19th, 2023, at 7:05 PM.

      A motion to table this matter was made by **MP** and seconded by **RM**—all ayes.

3.   <u>Adjournment:</u>
      MP motioned to adjourn the meeting at 7:21 PM. **RM** seconded – all ayes.

Respectfully submitted,

Lauren Fennell
Sub-Clerk, Planning & Zoning Commission