



Town of Beacon Falls  
Planning and Zoning Commission  
Public Hearing Minutes  
February 15, 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**), Luke Sofair with JohnPaul Garcia Engineering (**LS**) representing Hawks View Subdivision, JohnPaul Garcia Engineering (**JPG**) representing Hawks View Subdivision, 12 members of the public, 5 members of the public via TEAMS and 1 member of the media.

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

**MR** called the meeting to order at 6:03 PM and led the assembled in the pledge of allegiance.

2. **Public Hearing regarding the proposed item below:**

- a. PZC-10102022-SD: Hawks View: Application for the proposed subdivision utilizing 19.3 acres to be divided into 12 building lots at the end of Haley Ridge Road – **JPG** JohnPaul Garcia representing Hawks View, we received some correspondence this afternoon from the town, given that we have not had the chance to review it we are requesting a continuance. **MR** Okay, We will do public comment next month. **MB** Made a motion to continue the public hearing to March 21<sup>st</sup>, 2024, at 6:15 pm. **JC** Seconded. All ayes.

Respectfully submitted,

**Nicole Pastor**  
Clerk, Planning & Zoning

## Nicole Pastor

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**From:** Brian DeGeorge  
**Sent:** Monday, February 12, 2024 7:28 PM  
**To:** Nicole Pastor; Cal Brennan  
**Cc:** Keith Rosenfeld; Gerard Smith; Lisa Daigle  
**Subject:** Hawks View Proposed Subdivision Hydrant / Water Supply

Good Evening, I talked to Nicole on the phone last week and she explained the Town planner interpreted the wording regarding the requirement of public water that was in the subdivision regulations. I was wondering if it went to the Town attorney for their view on the wording.

After review of the correct plans and retrieving the flow report from Aquarion water company that was dated February 2015 the Fire Marshals Office is requesting that public water is supplied to this subdivision for reasons reviewed and possible future expansion due to open land. On the fire flow report dated February 2015 there is more than sufficient GPM (1,365) at the Burton road Haley ridge hydrant for emergency fire operations. I would recommend a recent test to be performed with Aquarion water to confirm and if any changes a remedy be provided.

We feel it would be an injustice and not proactive to not provide public water for fire protection to any proposed subdivision or addition to an existing subdivision where water is in the proximity.

The addition of public water would greatly be beneficial for public safety and the safety of the Town of Beacon Falls First Responders. The building construction and floor layouts of most houses leave very little time for action by the Fire Department and for resident evacuation, time is of the essence and a positive water supply is vital. The use of Cisterns that have been proposed are a secondary source if public water is not available in the surrounding area, Cisterns are an added action to and already taxed Volunteer fire service, and an added liability to the Town of Beacon Falls to maintain and test annually for the inevitable future.

In review of the original plans that were sent to my office there was and 8-inch water main listed and the two rear extended driveways were of adequate width with turnarounds for Public safety vehicles. In our in-person meeting, I was advised that the plans were changed days prior to show cisterns rather than a public positive water supply.

I encourage the Zoning board reviews my recommendations and support the requirement of a public positive water supply for this proposed subdivision and All future planned projects where water is in the proximity.

If you have any question please feel free to respond by email or phone.

Respectively,

Brian DeGeorge  
Fire Marshal  
Town of Beacon Falls