



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**), Attorney Stephen Bellis (**SB**) representing Hopp Brook Estates, 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 6:15 PM.

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

- a. PZC-01182024-SE: Hopp Brook Estates: Special Exception Application for the construction of 94 single family homes off Oakwood Drive and Miller Road (Bethany) – **SB** I'm attorney Stephen Bellis and I represent Hopp Brook Developers LLC, I am going to continue this hearing until March 21 at 6:00 pm so we can combine the Zone Change and Special Exception all in one public hearing. **MP** motioned to continue the public hearing to March 21<sup>st</sup>, 2024 at 6:00 pm. **JC** Seconded. All ayes.

Respectfully submitted,

**Nicole Pastor**  
Clerk, Planning & Zoning