



**Town of Beacon Falls
Planning & Zoning Commission
Special Meeting Minutes- May 23, 2022
10 Maple Ave Beacon Falls, CT 06403
(Subject to revision)**

Members Present: Donald Molleur (**DM**), Michael Rupsis (**MR**), Howard Leeper (**HL**), Marc Bronn (**MB**), Harry Roscoe (**HR**)

Members Absent: Michael Pratt (**MP**), Robert Starkey (**RS**), Jonathan Conte (**JC**)

Others Present: Town Planner Savannah-Nicole Villalba (**SNV**), ZEO Michael Mormile (**ZEO**), 5 members of the Public (3 of which representing Charles Edwards Estate)

1. Call to Order/Pledge to the Flag:

DM opened the meeting at 7:05 P.M.

2. Read and Approve Minutes from Previous Meetings:

Motion to accept minutes from the April 21, 2022, Regular Monthly Meeting, as submitted. Motion made by **HR**, Seconded by **MB**.

VOTE:

DM: Abstain

HR: Aye

MR: Aye

MB: Aye

HL: Aye

Motion carried.

3. Comments from the Public:

None

4. Reports:

- a. Zoning Enforcement Officer- **ZEO** spoke briefly of Blight ordinance at the residence on the corner of Rimmon Hill Rd. and Randall Drive, idling for years after the passing of property owner. Town of Beacon Falls (**TBF**) was prepared to take current residents to court under a Blight Ordinance. TBF currently working with Mortgage company to clean it up. Dunkin Donuts entrance was widened.
- b. Town Engineer- **DM** Report from Ron Nault, no new update.
- c. Town Planner- **SNV** Continue to work with community members with matters as they arise. She also welcomed new clerk, Leah Rajvong (**LR**).

5. Old Business:

- a. Chatfield Farms/EG Home LLC- Town Engineer Ron Nault working with P&Z as needed for site meeting.
- b. Board/Commission Member Training- Awaiting confirmation of training dates. Clerk will meet with Lisa Daigle to arrange training with Vincent Marino.
- c. Cannabis Moratorium – **SNV**: Keith Rosenfeld produced a memo, allowing commission to read and discuss on next meeting in June and set the Public Hearing in July.
- d. 343 Lopus Road/Tri-Tec Americas LLC – Solar Array- No Update
- e. Accessory Residential Poultry and/or Livestock Use Regulations- No updates. Public Hearing set for Thursday, June 23, 2022, at 7:00pm. Town Hall Assembly Room.
- f. Escrow Account- Awaiting review.



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6. New Business:

- a. **C.G.S. 8-24 Referral:** 30 Lorraine Drive (Charles Edwards Estate)- This is a proposed land swap with the Town of Beacon Falls and the Estate of Charles Edwards. S. Flynn Estate Administrator was present and gave a statement to the Planning and Zoning Commission of intention. Motion to approve proposed land swap made by **HR**. Seconded by **HL**. All Ayes. **SNV** confirmed clerk, **LR** will send a copy of 05/23/2022 Special Meeting Minutes to BOS, outlining 6a. approval.
- b. **C.G.S. 8-30J:** Municipal Affordable Housing Plan- **SNV** reviewed current statute with commission. Conservation and Development Plan is to be revised every 10 years **SNV** suggested that commission also adopt plans for Affordable Housing all together instead of waiting for 2023 deadline and submitting separately. Motion to send memo to BOS to send letter to state that includes Affordable Housing Plan along with Plan of Conservation and Development together. Motion Made by **MB**. Seconded by **MR**. All Ayes.

7. New Applications: None

8. Petitions from Commissioners: None

9. Correspondence & Payment of Bills:

- a. **Transaction Plus, LLC:** Approval & Signature Motion to approve and pay the bill in the amount of \$310.50 Made by **HL**. Seconded by **MR**. All Ayes.
- b. **Allan Reporting:** Prior approved bill for Transcription services in the amount of \$1258.20 signed by **DM**.

10. Adjournment: Motion made to adjourn at 7:30 p.m. by **HR/MR**, all ayes.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission