



**Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
June 15, 2023
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)**

Members Present: Michael Rupsis (**MR**), Jonathan Conte (**JC**), Robert Mut (**RM**), Michael Pratt (**MP**), Jack Burns (**JB**), and John-Paul Dorais (**JPD**)

Members Absent: Marc Bronn (**MB**)

Others Present: Town Planner Keith Rosenfeld (**KR**), Jason Edwards J. Edwards & Associates Engineer/Surveyors for Pond Spring Village (**JE**), Sean Flynn Executor of Charles Edwards Estate (**SF**), Attorney, McSharry (**KM**), Robert Pettinella, Selectman, Krenesky (**MK**), and 5 members of pond spring village.

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

MR called the meeting to order at 7:30 PM and led the assembled in the pledge of allegiance.

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

JC motioned to accept minutes from the regular meeting on 5/18/23 and the special meeting on 5/23/23 meeting minutes as submitted. Seconded by **RM**. All ayes.

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

4. **Reports:**

- a. Zoning Enforcement Officer: No report
- b. Town Engineer: KR to forward SLR Report
- c. Town Planner: No Report

5. **Old Business**

MP motioned to add Tiverton 2 and Trittech as old business. Seconded by **JPD**. All ayes.

- a. **Trittech:** Robert Prior - Professional engineer Solli Planning - came to speak on the Trittech project. Reviewed presentation with the board. State DEEP historical preservation requires that the barn on the lot be preserved. The barn will stay, the house will be torn down, screening on the front of the property, and the detention pond will be expanded due to the driveway being moved more. **MP** motioned to accept the changes to the solar farms with the existing Conditions of approval in place, and it is submitted to Paul Destefano. Seconded by **JB** – all ayes

- b. **Tiverton 2:** **KM** brought forward a mylar showing that the original plans were approved earlier—4/29/1999, 43 acres of Tiverton 2 owned by C. Edwards Company. **MP** motioned to approve the original plans as presented. **RM** seconded - All ayes.

c. **Chatfield Farms/EG Home LLC:**

No update.

d. **Pond Spring Village:**

Franklin Pillsi– Land Use Attorney – Representing Pond Spring Village. Discussion opened on bonding. Mike Turkys – President of the Pond Spring Village Association. Spoke about some updates he has with corresponding with the developer’s representatives.

Rose Dyman – Vice President of Pond Spring Village Association, asked how much needs to be completed. **MR** mentioned a few items off the list. Paving, curbing, catch basins... Etc..



**Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
June 15, 2023
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)**

MR advised the interim ZEO (**KR**) that there will be no permits issued until the matters are rectified. Once the paving has been completed, it will be revisited.

MP to ask that a member of the IWWC go to the property with a sizeable hole.

KR to reach out to the developer to let them know that these are the requirements and that there will be no request for his presence at the July 20th meeting.

Mike Turkys inquired if the developer would need to pursue a road preservation bond. **MP** confirmed that he would have to pursue that.

- e. **30 Lorraine Drive/Edwards Woods SF** and **KM** submitted plans to show a site plan revision. The original subdivision was submitted on 5/25/23. **MP** motioned to approve the 30 Lorraine Dr./Edwards Woods lot line revision to continue with the previous conditions of approval. Seconded by **JC**. All ayes.
- f. **POCD: KR** Initial data book has been submitted and is in draft form. Draft to be submitted to commission sometime next week.
6. **New Applications:**
None
7. **New Business:**
 - a. Beacon Falls Community Center – Wolfe Ave – BOS to pursue the grant.

Public Hearing on July 20, 2023, at 7:00 PM to review special exception.

MP motioned to hold a public hearing on July 20, 2023. **JPD** seconded—all ayes.
8. **Petitions from Commissioners:**

MP questioned if a resident buys a piece of property with a temp trailer for dwelling, what would the regulations be. **KR** mentioned that he would review this matter and get back next week.

MR inquired about the bank on Main St. The “rent me sign” was removed. If planning something different, they must come to the commission to review their intended use.
9. **Correspondence & Payment of Bills:**
None
10. **Adjournment:**
Motion made to adjourn at 8:22 PM **RM/JC**. All ayes.

Respectfully submitted,

Lauren A. Fennell
Sub-Clerk, Planning & Zoning