



Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
July 20, 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**), Jack Burns (**JB**), John-Paul Dorais (**JPD**), Marc Bronn (**MB**), William Fredericks (**WF**), and Michael Pratt (**MP**) VIA *Phone*

Members Absent: None

Others Present: Town Planner Keith Rosenfeild (**KR**), eight members of the public, and one member of the media.

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:**

RM motioned to accept minutes from the regular meeting on 6/15/23 as submitted. Seconded by **JPD**. All ayes.

3. **Comments from the Public:**

Joann Delenick – Bethany Rd. – Stated that she is in attendance as a member of the public.

4. **Reports:**

- a. Zoning Enforcement Officer: No report
- b. Town Engineer: No report
- c. Town Planner: No Report

5. **Old Business**

- a. **Chatfield Farms/EG Home LLC:**
No update. To reach out to Ron Nault for an update.

MP was called into the meeting at 7:37 PM.

b. **Pond Spring Village:**

Jeff Respler – Pond Spring Village Project Lead – Phase 3 was walked and reviewed. Asphalt Solutions was contacted. Contact was unsuccessful. A new company has been picked for the project. **Jeff Respler** brought forward the plans for the project. The potential start date is August 28, 2023. 2 inches of *super pave* will be going down. **Jeff** questioned if approval to move the dirt could be made. **KR** mentioned that the town would like this job to be completed as soon as possible. Site plans that were approved in 2004 need to be provided and reviewed. A better handle on who is responsible for what needs to be made. **Jeff Respler** mentioned that he cannot locate the plans with anyone he has contacted. The lights, water mains, sewer, and electrical have been completed. M&T Bank holds the bond in question. If a copy of the plan has not been found, it would not be wise to release the bond. **MP** is concerned about the catch basins that have been damaged due to snow plowing. There are three that are being replaced by the Pond Spring Association. **KR** advised **Mr. Respler** to complete what he believes he is responsible for. Once that has been completed, there will be a better view of what will need to be done next. **MP** mentioned that he feels the dirt should be moved prior to paving. Dave Sear – Pond View Circle – How would we know what needs to be done? **MR** mentioned that **MP** marked the areas in need of fixing.



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MR mentioned that should the IWWC approve the moving of the dirt, then the completion of the project may commence. **MP** asked if **Jeff Respler** can reach out to the paving company to see when they may begin. And once they have been reached out to, may **Jeff Respler** reach out to **KR**? **KR** reminded the board of a potential route that would be made so the rest of the road may be paved. An excavation permit is required because of the amount of material being moved. August 21, 2023, is a tentative date for the movement of the dirt. A special exception public hearing will need to be approved by IWWC on the 9th, and then it will be moved to P&Z on 8/17/23. A public hearing will be held that evening.

Questions were raised on the maintenance of the existing roadways during the paving. **Mr. Respler** mentioned that the association should be maintaining the road. **MP** mentioned that the association should hire a private engineer to review the current state of the road. Any damage caused by the owner would be repaired by the owner during the paving. **Mr. Respler** did mention that he will ensure that the work is completed. **Mr. Sear** requested a copy of the plans to be done.

MP left the call at 8:10 PM.

- c. **POCD**: **KR** updated that the data deck has been completed. A meeting will be held on 7/21/23. At the 8/17/23 meeting, **KR** will have a complete report for the commission.
6. **New Applications/New Business:**
 - a. **75 Pent Rd**: Claire Guest – Submitted a zone change form to go from IPD to I-1 zone. With the intention of subdividing the land.
MB motioned to accept the zone change application. **RM** seconded—all ayes.
MB motioned to set a public hearing date on 9/21/23 at 7 PM. **JC** seconded—all ayes.
 - b. **35 Wolfe Avenue**: **KR** mentioned that it would meet the future plans and the comprehensive plan of zoning. Motion to approve the special exemption for the 35 Wolfe Avenue property as discussed made by **MB**, seconded by **JB**. All ayes.

*A motion was made to put the Pond Spring Special exemption for excavation onto the agenda made by **MR** and seconded by **JC**—all ayes.*

- c. **Pond Spring Village – Special Exemption for Excavation**: Motion to accept the application as presented and to set a public hearing to discuss it on 8/17/23 at 7 PM. made by **MB** and seconded by **JPD**—all ayes.
7. **Petitions from Commissioners:**

The clerk read email correspondence from **MP** regarding a regulation amendment about trailer use in the event of home construction or emergency need. It would be from a special exception to a Zoning amendment of 6.1.1. **MB** would like to tighten the verbiage. Discussion followed regarding the proposed process. **KR** to investigate the process as a whole. **KR** mentioned that the verbiage needs to be tightened up before moving to a public hearing. **KR** believes that the opinion of the Building Official is needed—item to be added to the August agenda for discussion & action.

MB questioned how many junk vehicles can be on a property. **MR** mentioned that one unregistered vehicle is allowed.



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MR mentioned that Tiverton 1, HI Stone, and Tri-America are to be added back onto the agenda. Where do we stand in the ZEO and Coordinator positions? **KR** gave an update.

The **clerk** presented the board with the new Zoning Complaint Form. Clerk to add a link to the form to the Planning & Zoning board page.

MR mentioned that the commission was not contacted about a change of use for the Bank building on Main St. Correspondence is to be sent to the owner to discuss this matter.

MB mentioned the Toutefinite sign on Church St. **KR** mentioned that it is a legal sign.

8. **Correspondence & Payment of Bills:**

None

9. **Adjournment:**

Motion made to adjourn at 8:51 PM **RM/JC**. All ayes.

Respectfully submitted,

Lauren A. Fennell
Sub-Clerk, Planning & Zoning