



Town of Beacon Falls  
Planning and Zoning Commission  
Regular Meeting Minutes  
August 17, 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**), John-Paul Dorais (**JPD**), and Michael Pratt (**MP**)

**Members Absent:** Marc Bronn (**MB**), Jack Burns (**JB**), William Fredericks (**WF**),

**Others Present:** Selectman Michael Kerensky (**MK**), Town Planner Keith Rosenfeld (**KR**), one member 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:**

**JPD** motioned to accept minutes from the regular meeting on 7/20/23 as submitted. Seconded by **JC**. All ayes.

3. **Comments from the Public:**

**MK** Wants to make everyone aware that the Town Signed off on paperwork for the transfer of land on 30 Lorraine Dr.

4. **Reports:**

a. **Zoning Enforcement Officer:** **KR** Updated board on 4 locations: Shasta Terr has been cleaned up. Old Turnpike issue resolved amongst themselves. 127 + 135 S. Main St. Starting process to deal with Zoning Enforcement actions as follows: sending a letter for observation of violation, followed by violation letter, then cease and desist. **MP** Followed up on a few previous complaints. **KR** Will work on following up on that at the following addresses: 161 Pinesbridge, 451 Rimmon Hill Rd. and 15 Munson Rd..  
**MR** Inquired about ZEO position, No updates at this time.

b. **Town Engineer:** No update

c. **Town Planner:** **KR** Passed out the amendment for temporary residences for everyone to review.

5. **Old Business**

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

No update. **KR** To reach out to Ron Nault for an update. **MP** Received report at Wetlands, only 4 houses left.

b. **Pond Spring Village:** **MR** Postpone Public Hearing. Wants to make sure everyone understands they stated, on June 15<sup>th</sup>, work to be started on or before Aug 28<sup>th</sup> which has not been started yet. **MR** to **KR**: Please contact Town Engineer to speak with Jeff Respler. Steve Knapik said everything will be reviewed before the next meeting.

c. Tiverton 1: No updates.

d. HI Stone: No updates.

e. Tri-America: **MR** Heard the house is getting cleaned out, Barn must be saved but house can be knocked down.

f. 75 Pent Road – Zone Change of IPD to ID-1: No Discussion – Public Hearing on 09/21/2023 @ 7:00 pm.

g. POCD Update: Discussed.



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6. **New Applications/New Business:** None
7. **Petitions from Commissioners:** KR Going to talk to Dayton about cleaning the road at Wolfe Ave.
8. **Correspondence & Payment of Bills:** Hopp Brook LLC for \$87.50 MP motioned to pay, RM Seconded. All ayes.
9. **Adjournment:** JC Motion made to adjourn at 8:05 PM MP Seconded. All ayes.

Respectfully submitted,

**Nicole Pastor**  
Clerk, Planning & Zoning