

Beacon Falls Planning & Zoning Commission
10 Maple Avenue
Beacon Falls, CT 06403



BEACON FALLS PLANNING & ZONING COMMISSION
Special Meeting
February 25, 2021
MEETING MINUTES
(Subject to Revision)

1. **Call to Order / Pledge of Allegiance/Roll Call**

Chairman Donald Molleur called the meeting to order at 7:30 P.M.

Members Present:

Donald Molleur (DM), Harry Roscoe (HR), Jack Burns (JB), Robert Starkey (RS), Marc Bronn (MB), Cody Brennan (CB) Michael Rupsis (MR), Michael Pratt (MP)

Members Absent: Tom Bunosso (TB),

Others Present: Town Planner Keith Rosenfeld (KR), Zoning Enforcement Officer Mike Mormile (MM)

2. **Executive Session to Discuss Legal Claims**

Motion to recess into Executive Session with the Commission, Town Attorney Barbara Schellenberg, Town Planner Keith Rosenfeld, and Zoning Enforcement Officer Michael Mormile to discuss legal claims.

Motion Made by Donald Molleur

Seconded by Michael Rupsis

No discussion.

No decision was made during the Executive Session.

3. **Read & Approval Minutes from Previous Meetings**

Motion to approve and accept the Regular monthly meeting minutes from January 21, 2021, Public Hearing (ZC) Minutes on February 11, 2021, and Public Hearing Minutes (SE) on February 11, 2021, as submitted.

Motion Made by Michael Pratt

Seconded by Michael Rupsis

VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	Absent
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Tom Bunosso	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

4. Comments from the Public

Twenty-three comments submitted by email.

5. Reports

- a. **Zoning Enforcement Officer-** MM: Livestock Issue at Burton Road. I spoke to the property owner; he plans to transfer them to a friend's barn in Bethany. Hopefully cleared up by end of March.
- b. **Town Engineer – (read by Town Planner KR):** No changes or updates to Tiverton, Mesa Bond may be released.
- c. **Town Planner -** brief update under various discussion topics. No formal report.

6. Old Business

- a. Chatfield Farms – Performance Bond- KR: Bond was released. We want to talk to Matt Gilchrist regarding new bonds. We extended CF site plan at a prior meeting, we need to get copies of those bonds and place them with Town Clerk.
- b. Tiverton- KR: No changes - the Town Engineer will continue to monitor, work with Mr. Edwards and report back to the Commission.
- c. Transition Zone – DM: We will be setting up a Public Hearing to discuss and provide public input on this.
- d. Hopp Brook Development-

Harry Roscoe Recused himself from the meeting.

Motion to deny application PZC-091420-1-ZC, Hopp Brook Estates without prejudice

Motion Made by Jack Burns

Seconded by Michael Rupsis

DM: I feel that this Board has taken the heat for administrative errors caused by the previous clerk Mary Ellen Fernandes and the lax of the previous chair Kevin McDuffie, allowing this to continue the way it did, and causing us to be put in this position. So with that I am going to ask for any discussion on this matter, and for the vote.

VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>RECUSED</u>			
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	Absent
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Tom Bunosso	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

e. Board/Commission Member Training – no discussion.

7. New Business

a. Mesa Construction Bond Release-

Motion to release the Mesa Excavation & Paving Maintenance Bond for the Construction of Watch Hill Road, subject to the approval of the Road Foreman and Town Engineer.

Motion Made by Michael Pratt

Seconded by Marc Bronn

No discussion.

VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	Absent
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Tom Bunosso	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

b. HH Stone Blasting Complaint

DM: Notified that we have two complaints related to blasting quarry off of Lancaster Drive. I will work with Fire Marshall and will report back next meeting.

c. Proposed Fee Schedule

DM: The Ordinance Committee asked me to review the fees. I reviewed the fees from surrounding towns comparable to Beacon Falls – Bethany, Oxford, and Prospect. I'd like your input before I send it back to the Committee:

RS: Where do the fees end up going?

MM: General Fund

MB: Fees are used to offset PZ costs.

MM: There is an additional \$60 State Fee for Zone Changes, Special Permits and Site Plans that needs to be factored into the discussion.

Motion to accept proposed TOBF Zoning/PZ fee schedule, with the exception of State of Connecticut fees

Motion Made by Harry Roscoe

Seconded by Michael Rupsis

VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	Absent
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Tom Bunosso	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

8. New Applications – none

9. Petitions from Commissioners – none

10. Correspondence & Payment of Bills

1 Letter from submitted via email.

Two invoices – #01811 for \$805.00 and #01810 for \$1067.50

Motion to approve and pay all invoices presented.

Motion Made by Michael Pratt

Seconded by Harry Roscoe

VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	Absent
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Tom Bunosso	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

11. **Adjournment**

Motion to adjourn at 8:05 pm

Motion Made by Michael Rupsis

Seconded by Jack Burns

VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	<u>Aye</u>	Nay	Abstain	Absent
Harry Roscoe	<u>Aye</u>	Nay	Abstain	Absent
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	Absent
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Tom Bunosso	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

Respectfully submitted,

Lisa Daigle
Clerk, Planning & Zoning