

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



BEACON FALLS PLANNING & ZONING COMMISSION
Monthly Meeting
January 21, 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), Harold Roscoe (HR), Jack Burns (JB), Robert Starkey (RS), Marc Bronn (MB), Cody Brennan (CB) Michael Rupsis (MR), Michael Pratt (MP) Tom Bunosso (TB)

Others Present: Keith Rosenfeld (KR), Mike Mormile (ZEO), Matthew Gilchrist, EG Home (MG)

2. Read & Approval Minutes from Previous Meetings

Motion made to approve and accept the Regular monthly meeting minutes from December 17, 2020 as submitted - HR/MP, all ayes.

3. Comments from the Public

One comment submitted by email.

4. Reports

DM: Burton road was a subject of a topic last meeting, have a complaint about a house that has been unoccupied and falling apart. Mike, took the initiative to send a letter to the property owners, asking them to reply to us, or to him within 10 days as to what they plan on doing with that property. MM: Tomorrow is the 10th day, so I am waiting tomorrow to see if there's a response.

a. HR made motion to accept ZEO or report, seconded by MR, all ayes.

b. No report from Town Engineer.

c. Town Planner- brief update under various discussion topics. No formal report.

5. Old Business

a. Chatfield Farms –

KR: Matt Gilchrist is on our meeting tonight. It is a companion issue to the to the release of the bond. I guess before Don and I were here, there was an issue with not only releasing the bond but extending the permit for Chatfield. I asked, Matt to come here today, to explain to the commission, especially for those new members, and to get us up to speed. In the packet, you will see that there was an application that was submitted at one point for an extension of the Chatfield Farms Development.

MG: In October of 2019, we came to the Commission for the ability to haul material off of our site to make up for the fact that the site was extremely long on material and came in with a modified site plan that showed an area of the site that we could move additional material to so we can minimize the amount we were going to haul off site. In addition to that, we noticed that our approvals would lapse in 2020. I proactively asked for our approvals to be extended. I paid the \$500 modification and extension fee. \$560, I believe. During the meetings and the public hearing there was a lot of discussion around hauling the material off site which turned out to be a lot to do about nothing, as there was no damage to the roads. However, the extension was not put into the minutes with the approval of the modification, and the ability to haul off. I applied for an extension, I applied for a modification, and applied for the ability to haul material offsite. Two of the three were captured in the minutes, one was not. I am here tonight to ask for a five-year extension so I can continue to build houses and add to your tax base.

DM: Thank you, Matt. Is there going to be any more material being hauled off the site?

MG: No, it will be absorbed here.

DM: You know that check that we were holding in bond has been released.

MG: I asked Lisa (Daigle) to shred the check for me.

DM: I will open this up to the commissioners and your thoughts as to the applicants request for an extension

Commissioner Harold Roscoe recused himself (resident of Chatfield Farms)

MR: I do not see any issue with the expansion done. I am for the extension

JB: No objection to the extension.

Motion made to grant a permit extension to EG Home/Chatfield Farms through April 15, 2025- RS/MP, all ayes. No discussion.

b. Pond Spring Village- Performance Bond

KR: The Bond never expired.

DM: That was an error on the bank's part.

- c. Tiverton- KR: I have a report from the Town Engineer- based on his initial inspection, "When Mr. Edwards was installing the portion of under grain closest to the existing roadway, which was being installed correctly I would assume the remaining portion is installed correctly around the cul de sac. All S&E measures seem to be holding up. And it looks like some three to four inches minus stone was added for construction entrance, which is good for P&Z purposes. I requested that density testing be performed on subgrade which I did not receive. He did bring in subbase material to start picking the road up to grade, and it is good material, so I'm not concerned about density. I will enforce that as he performs density testing on the subbase and the pavement courses."**

Motion made to accept Town Engineer's Tiverton Report as submitted- MR/JB, all ayes. No discussion.

d. Transition Zone – KR: We have a final draft of the transition zone that the former Town Engineer proposed in February of 2019. Materials were presented throughout September of 19, and it went up until February until COVID. So, this is actually a culmination of some of the work that preceded before me with additional tweaks here and there. Don and I are looking for the Commissioners to evaluate this, any notes that you may have had from the past. We can come back and discuss this at the March or April meeting.

e. Hopp Brook Development-

DM: We have scheduled a public hearing for February 11. We will go forward with this public hearing and it's going to be virtual, because I don't think any of the restrictions are going to be lifted. I know that the Wetlands Commission has an application in front of them, to review the plans that we received from the applicant. I see no reason why we cannot move on with a public hearing, because at the close of the public hearing we still have 65 days to act on a decision. So that would bring us in to right into frame with Wetlands. I spoke with the town attorney; she agrees that it is in the best interest of the town to go forward with the public hearing. Based on what the applicant is going to present at that public meeting. And what we have to consider from the residents of Beacon Falls in regard to this project will undoubtedly help us make a clear and purposed decision.

TB: Are you going to put a time limit on each comment?

DM: Yes, I'm going to try to set a limit before we get to the Public Question and Comment section of the hearing.

MB: Since there is a lot of people, we will be doing one person, one comment, correct?

DM: Correct. Did we set a time for the hearings?

KR: 7:00 pm for the Zone Change and 7:15 pm for the Special Exception.

f. Board/Commission Member Training - none

6. **New Business** – none

7. **New Applications** – none

8. **Petitions from Commissioners** - none

9. **Correspondence & Payment of Bills** - none

10. **Executive Session (if needed)** – none

11. **Adjournment**

Motion made by RS to adjourn at 7:59 PM, HR seconded, all ayes.

Respectfully submitted,

Lisa Daigle
Clerk, Planning & Zoning