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



BEACON FALLS PLANNING & ZONING COMMISSION Monthly Meeting March 18, 2021 MEETING MINUTES (Subject to Revision)

- <u>Call to Order / Pledge of Allegiance/Roll Call</u> Chairman Donald Molleur called the meeting to order at 7:30 P.M.
 Members Present: Donald Molleur (DM), Harold Roscoe (HR), Robert Starkey (RS), Marc Bronn (MB), Cody Brennan (CB) Michael Rupsis (MR), Michael Pratt (MP)
 Members Absent: Jack Burns (JB), Tom Bunosso (TB)
 Others Present: Keith Rosenfeld (KR), Mike Mormile (MM), Paul DeStefano (PD)
- <u>Read & Approval Minutes from Previous Meetings</u> Motion made to approve and accept the Special Meeting minutes from February 25, 2021 as submitted - HR/MP, all ayes.
- 3. Comments from the Public none
- Presentation and Q&A NVCOG Multi Jurisdiction Natural Hazard Mitigation Plan Presentation by David Murphy. Wanted to loop in local planning commissions as part of this process.

5. <u>Reports</u>

a. Zoning Enforcement Officer

RS: Any updates on the blight on Burton Road? MM: If they don't act it is going to be elevated to the Town Attorney.

Motion to accept March 2021 ZEO Report Motion Made by Marc Bronn Seconded by Michael Rupsis VOTE:

Donald Molleur Jack Burns Harry Roscoe	<u>Aye</u> Aye <u>Aye</u>	Nay Nay Nay	Abstain Abstain Abstain	Absent <u>Absent</u> 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	Aye	Nay	Abstain	<u>Absent</u>

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Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
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- **a.** Town Engineer brief update under various discussion topics. No formal report.
- b. Town Planner KR: My report centers on Chatfield Farms: Don and I met with Ron Nault to discuss some issues and will follow up with a letter. We are looking into erosion and dust control issues. We will have increased inspections. We will also be working with the design engineer to work with pavement and subsurface issues. Another issue regarding fencing on retaining walls. I spoke with Jim Baldwin; he and I are going out to reinspect them.

Motion to accept Town Planner's report Motion Made by Michael Pratt Seconded by Robert Starkey VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	Aye	Nay	Abstain	<u>Absent</u>
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	Aye	Nay	Abstain	<u>Absent</u>
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

6. Old Business

a. Chatfield Farms –

HR recused himself from the meeting.

KR: Spoke with Matt Gilchrist about the bonds that would've been extended. He said all of the performance bonds will be signed and delivered to Town Clerk's office.

HR returned to the meeting.

b. Tiverton- PD: Spoke to Mr. Edwards. He brought in some gravel to elevate the road. He told me that the lateral replacement was completed. I did not get to inspect that; I am relying on the fact Aquarion was out there and looked at it. That being said, I told him to inform me before doing anything else.

DM: Were the laterals supposed to be inspected by P&Z? PD: It should've been.

DM: Can we request a letter from Aquarion confirming laterals were inspected? PD: Yes. I will take the lead.

c. Transition Zone –

Motion to hold a Public Hearing on the Transition Zone on April 15, 2021 at 7:00 pm at the Beacon Falls Senior Center Motion Made by Michael Pratt Seconded by Cody Brennan VOTE:

Donald Molleur	<u>Aye</u>	Nay	Abstain	Absent
Jack Burns	Aye	Nay	Abstain	<u>Absent</u>
Harry Roscoe	Aye	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	Aye	Nay	Abstain	Absent
Tom Bunosso	Aye	Nay	Abstain	<u>Absent</u>
Michael Pratt	Aye	Nay	Abstain	Absent

d. Hopp Brook Development-DM: Waiting to hear back from Attorney on Special Exception application.

PD: Wetlands is reviewing an application for Hopp Brook. Something that we need to keep in mind that there are some restrictions on the Bethany side of that property. Currently the design includes a two-way street that goes to Miller Road in Bethany. Important to keep Bethany in the loop when the time comes.

e. Board/Commission Member Training - none

7. New Business

- **a.** HI Stone Blasting MM: no updates. Working with Fire Marshall on this.
- 8. <u>New Applications</u> none

9. Petitions from Commissioners - none

10. Correspondence & Payment of Bills -

Motion to approve payment of all invoices presented. Motion Made by Michael Pratt Seconded by Michael Rupsis VOTE:

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

11. Adjournment

Motion made by MR to adjourn at 8:09 PM, CB seconded, all ayes.

Respectfully submitted,

Lisa Daigle Clerk, Planning & Zoning