

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



BEACON FALLS PLANNING & ZONING COMMISSION
Monthly Meeting
May 20, 2021
MEETING MINUTES – Revised

1. Call to Order / Pledge of Allegiance

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

Members Present: Donald Molleur (DM), Harry Roscoe (HR), Marc Bronn (MB), Cody Brennan (CB) Michael Rupsis (MR), Robert Starkey (RS), Michael Pratt (MP)

Members Absent: Jack Burns (JB)

Others Present: Town Planner Keith Rosenfeld (KR), Savannah-Nicole Villalba (SV), Mike Mormile (ZEO)

2. Read & Approval Minutes from Previous Meetings

Motion made to approve and accept the meeting minutes from April 15, 2021 with suggested changes submitted - MP/HR, all ayes.

3. Comments from the Public

Andrea Waxler, 83 Fieldstone Lane – submitted a letter discussing the status of Miller Road in Beacon Falls/Bethany.

Norm Kotoch, please add 808 South Main Street to tonight's agenda.

Motion to add 808 South Main Street to agenda for discussion.

Motion made by Michael Pratt – Seconded by Robert Starkey

VOTE:

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

4. Reports

a. Zoning Enforcement Officer

Motion to accept ZEO Monthly Report.

Motion made by Robert Starkey; Seconded by Michael Pratt.

VOTE:

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

- b. Town Engineer - No report.
- c. Town Planner - No report.

5. Old Business

- a. Chatfield Farms – Performance Bonds – DM: we received revised Bonds with corrected Town name.
- b. Tiverton-

**Motion to remove Tiverton from agenda,
Motion made by Marc Bronn– Seconded by Michael Rupsis
VOTE:**

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

- c. Transition Zone –

**Motion to table discussion of the Transition Zone until next meeting and until it comes back from the Town Attorney.
Motion made by Michael Pratt– Seconded by Cody Brennan
VOTE:**

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

- d. Board/Commission Member Training – no updates

6. New Business

- a. HI Stone Blasting – DM: Did they clear cut more on top of hill? ZEO: I didn't see anything coming in.
- b. 808 South Main Street – Norm Kotoch, on behalf of Cube Smart, owners of 808 South Main Street. NK: I am here with John Fanotto, the original engineer on the application that was submitted back in 2001. Project was originally approved in 2001. Site, as it exists, does not include three buildings that were included in original plan. Site is near capacity. We would like to get the original site plan reapproved and start to build one of the three remaining buildings.

John Fanotto: The plan was originally approved in 2002, then an extension in 2015. Asking to build remaining buildings that were part of original approval. All drainage installed. All landscaping is in. Area is graded/processed. Asking that 2015 site plan extension be extended again.

DM: What is the time frame to build other two buildings? NK: We are not sure.

DM: How many units in the first building – NK: 14-16 10x20s.

RS: Should there be a buffer on the side of the building? A tree line? JF: There is a fence.

Motion to extend approval of site plan for 808 South Main Street for Five Years (from today's date). Motion Made by Marc Bronn, Seconded by Harry Roscoe.

VOTE:

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

7. New Applications – none

8. Petitions from Commissioners –

DM: I've asked Cody Muth to discuss his presentation for an issue he has been dealing with on Burton Road.

Cody Muth, 229 Burton Road: I would like the opportunity to work with the Town to change or update the Zoning Regulations at 8.8.2, which is the livestock ordinance regulation. A lot of our surrounding towns have much less strict regulations. Our definition livestock is unclear – Oxford, Bethany, Seymour all use the CT General Statutes definition. If we are not going to enforce the rules for everyone, we need to rethink them. Putting together a short list.

DM: Once we receive your draft, we will review it and comment, send it to the Town Attorney, and then if there are no issues, it will go to a public hearing.

MP: This is not an issue just for Cody. This is a town-wide issue.

MR: Are we going to put a hold on enforcing anything related to this if we are in the middle of potentially changing the regulations?

DM: We are not litigators.

RS: Status of Burton Road property? Are we collecting the fee per day?

DM: It is with the Attorney.

ZEO: They took down the garage.

DM: Three weeks ago, they told me they would have it all boarded up and painted. It hasn't happened.

RS: Garage built up this hill on Burton Road. It is hideous. Is it legal? But should we put something in the regulations to say you can't put something up that looks like an airport hangar.

MP: It is a metal structure. It is a garage.

DM: I'm not sure how it was approved. We will have to keep an eye on this.

RS: What about Wolfe Avenue House?

Selectman Michael Krenesky: The Decision made by the Board of Selectmen many years ago was to take the building down. For a period of the last ten years, no one has made the effort to put the funds together to take it down. \$80,000 was put into most recent budget to take it down. We have to do State Mandated Asbestos testing. So now we have around \$65,000 left in account. We put it out to bid, and they came back at around \$150,000. Nothing in the current budget added any funds to that account.

KR: Has there been any progress on the Car Port? I will follow up with Jim this week.

MP: I think this Commission should send a letter to the Town of Beacon Falls regarding the Wolfe Avenue House.

**Motion to send a letter to the Town of Beacon Falls, on behalf of the Beacon Falls Planning & Zoning Commission, requesting clean up of property at 35-37 Wolfe Avenue.
Motion made by Michael Pratt; Seconded by Robert Starkey.**

VOTE:

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

DM: We need to appoint a liaison from this Commission to serve on the Inland Wetlands and Watercourses Commission. We will discuss at the next meeting.

- 9. **Correspondence & Payment of Bills** –
Motion to approve payment of all invoices presented. Motion made by Michael Pratt; Seconded by Robert Starkey. All ayes.

10. Adjournment

Motion made by HR to adjourn at 8:13 PM, RS seconded, all ayes.

Respectfully submitted,

Lisa Daigle
Clerk, Planning & Zoning