



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

**BEACON FALLS PLANNING & ZONING COMMISSION**

**Monthly Meeting**  
**June 17, 2021**  
**MEETING MINUTES**  
**(Subject to Revision)**

**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), Cody Brennan (CB), Michael Pratt (MP) Jack Burns (JB)

**Members Absent:** Marc Bronn (MB), Robert Starkey (RS), Michael Rupsis (MR)

**Others Present:** Town Planner Keith Rosenfeld (KR), Savannah-Nicole Villalba (SV), Mike Mormile (ZEO), Matt Gilchrist, EG Home LLC (MG)

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

**Motion to approve and accept the Regular Monthly Meeting minutes from May 20, 2021, with suggested revisions. Motion Made by Harry Roscoe/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	<u>Absent</u>
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

**Motion to approve and accept the minutes from May 20, 2021, Public Hearing – PZC**

**Sponsored Zoning Text Amendment, as submitted. Motion Made by Michael Pratt /Seconded by Jack Burns.**

**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	<u>Absent</u>
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent

3. **Comments from the Public** - Addressed later in the meeting.

4. **Reports**

a. Zoning Enforcement Officer **Motion to accept ZEO Monthly Report as presented. Motion made by Cody Brennan; Seconded by Michael Pratt.**

**VOTE:**

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

b. Town Engineer - No report.

c. Town Planner - No report.

5. **Old Business**

a. Chatfield Farms/EG Home LLC

MG: We came in a year and a half ago to PZ, to haul off 12,000 yards. Thought we had a solution. We miscalculated. We have about 15,000 yards to remove. About 750-1000 Trips. We will have our engineer do a pre and post road inspection after these trips. We will correct any damage created by hauling.

We are asking for permission- starting July 6<sup>th</sup>- to haul two weeks in July – 10 hauling days. Do most of the work. Then come back after summer is over and do the remaining three weeks of hauling in September.

David Ebling, 14 Dogwood Lane – We support Matt. He has been upfront about the situation and the community. Not an easy solution. We don't want this pile up against our trees. We are particularly concerned about our roads. We believe some need work. We want to make sure the roads are ok after this project. He also promised to mill and repave some of the areas that have a final course on them. We negotiated this timeline.

MM: During last project, we received complaints from Wood Haven Golf Course. MG: That was related to crushing not hauling. As soon as we got that call, we moved our operations to the bottom of the hill.

JB: How many trucks a day? MG: About 5 trucks an hour. No trucks arrive before seven, no trucks after 5:00 pm, No Saturdays.

DM: We had you take out a bond on Skokorat Road, the last time you hauled. Are you willing to do that again? MG: I felt that was an illegal bond. You don't require a business that runs asphalt every day to take out a bond. If you would like a \$20,000 cash bond, I can do it again. DM: I am going to leave the bond in your hands.

DM: It is my opinion that you should pull an excavation permit.

MP: I'd like to see our Town Engineer do a survey prior to the project. If there is damage to the road now, it would not be fair to you (EG Home LLC), to attribute it to you. MG: SLR, my

engineer, did an inspection of Skokorat after our earlier hauling project. We can use that survey as our baseline. They can do a survey after the project. I will come in on Monday to pick up the excavation permit. DM: The road will be surveyed after the hauling project.

b. Tiverton-

KR: Was removed from agenda, but we received a letter from Town Attorney. DM: The bond will not be pulled on Tiverton.

c. Transition Zone –

KR: Received review and ok of proposed regulations from Town Attorney.

**Motion to adopt proposed Zoning Text Amendment – amending Article VI of the Town of Beacon Falls Zoning Regulations and creating a Section 69.13 to establish a proposed floating Residential Industrial Transitional Zone, to go into effect July 18, 2021. Motion Made by Michael Pratt /Seconded by Cody Brennan**

**VOTE:**

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

d. Board/Commission Member Training – CCM is offering a webinar next Tuesday.

e. IWWC Membership

**Motion to recommend Harry Roscoe to serve on the Inland Wetlands and Watercourses Commission as a Liaison Member. Motion Made by Donald Molleur /Seconded by Michael Pratt.**

**VOTE:**

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

f. Agricultural/Livestock Regulations

MM: There was a discussion last meeting about a moratorium on enforcing the livestock regulations. There was a discussion, but no motions were made. The clerk listened to the minutes three or four times. DM: That's correct.

DM: That was a decision made by the Board of Appeals. We cannot override that. Keith and Savannah (NVCOG) and our Commission to work on and update the regulations.

Cody Muth, 229 Burton Road: When I went to ZBA, I was told this was step I should've taken. I was told by the Zoning Enforcement Officer that that (ZBA) was the step I needed to take. DM: That is correct.

DM: Zoning Board of Appeals decision is final. Otherwise, we would listen to every appeal that they deny. MM: Cody should make arrangements to temporarily move the goats.

MP: I was told there was never a formal complaint about (Mr. Muth's goats). Mike (Mormile) can drive around Town right now.

DM: I can direct Mike to do that. Mike – take a ride, report who's got what, and we would have to enforcement.

HR: When were these regulations originally put into place. So, for 30-40 years, we let this slide. Now we need to enforce this? Why did this go to the Board of Appeals, did someone complain?

DM: Someone said something, and he had to act on it.

Cody Muth, 229 Burton Road: I asked the Mike, if anyone made a complaint, and I was told no. At the Zoning Board of Appeals meeting, I was told there was a complaint, but they couldn't tell me who it was.

MP: That is Freedom of Information- you should request this.

KR: Savannah-Nicole and I did some research on surrounding area. Towns of same size, character. Came up with a conglomerate of information. We want to understand how this works in the community, and to be fair to individual citizen, and the entire community.

SV: The communities we looked at, there are a wide range of regulations. Some are vague, but a significant amount of regulations in the area want 5 acres. This is the start of the conversation.

Bob Uhl, 187 Burton Road. This draft is great to see. One problem with current regulations is it seems arbitrary. One acre for a horse, Five acres for a goat. It doesn't make sense to me.

**6. New Business**

- a. HI Stone Blasting – DM: Blasting under control. I am asking them about all the materials hauled off. Move this to old business on next agenda.

**7. New Applications – none**

**8. Petitions from Commissioners – none**

**9. Correspondence & Payment of Bills –**

**Motion to recommend Board of Selectmen/First Selectmen to pay legal invoices as submitted, one for \$472.50, one for \$621.50. Motion Made by Jack Burns /Seconded by Harry Roscoe.**

**VOTE:**

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

10. **Adjournment**

**Motion made by HR to adjourn at 8:52 PM, MP seconded, all ayes.**

Respectfully submitted,

*Lisa Daigle*  
*Clerk, Planning & Zoning*