



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

BEACON FALLS PLANNING & ZONING COMMISSION
Monthly Meeting
November 18 2021
MEETING MINUTES
(Subject to revision)

1. Call to Order / Pledge of Allegiance

Chairman Donald Molleur called the meeting to order at 7:39 P.M.

Members Present: Donald Molleur (DM), Jack Burns (JB), Cody Brennan (CB) Michael Pratt (MP), Howard Leeper (HL) Robert Starkey (RS) Michael Rupsis (MR)

Members Absent: Marc Bronn (MB), Harry Roscoe (HR)

Others Present: Town Planners Keith Rosenfeld (KR) and Savannah-Nicole Villalba (SN), Michael Mormile (ZEO)

2. Read & Approval Minutes from Previous Meetings/Hearings

Motion to accept and approve minutes and record of motions/votes from both the Regular Monthly Meeting and Public Hearing on October 21, 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	<u>Absent</u>
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howard Leeper	<u>Aye</u>	Nay	Abstain	Absent

3. Comments from the Public –

Amy Bodnar, 11 Timber Ridge Lane – Looking for clarification on my property map, lines, access easement between 11 and 12 Timber Ridge.

DM: The Town Planner has reached out to you. **SN:** Lisa connected us by email. From a Land Use perspective, it becomes a civil matter as to whether the easement is correct, part of the record etc. We can review the maps. But an attorney would have to help you deal with the particularities of that matter. Title of a map tells you the purpose of the map. If a map is filed with a specific reason, it can show just the purpose.

Amy Bodnar: is there a reason why a piece was taken and given to another property?

SN: Non regulatory land use issues, involving transfers of land is not the purview of this Commission. **DM:** An issue with the driveways. Was supposed to be two driveways, now looks like one common driveway.

MR: Met Amy and their neighbors. Question here is lot 22 has 19 feet opening, utility company put a box in the middle of it. Whoever signed off on lot 22, their driveway comes onto the other property. Who signed off on the as built? It is not built to the plan.

DM: Has the building inspector been up there? **ZEO:** For the house.

SN: An attorney has to be hired; this is a civil matter to determine if that easement stands.

SN: A lot line revision map.

MP: If it says in their deed that an easement. Does the deed specify how much?

Amy: All it says is an access easement, it does not say I have to provide them with a driveway.

SN: This is non regulatory. **DM:** This is a private matter.

SN: If you wanted to set up a meeting, to review the maps, you are welcome to email me.

Kevin Dokla, 10 Timber Ridge, how is the homeowner's partner, divorced, not divorced I'm not sure, signing off on these documents? I think some investigation needs to be done. He knows the system things are going through the cracks. They just built a shed. About 12x14. Animals were delivered. Animals are in the shed. Back in the December meeting, she said she runs the business. As I understand it, the business is not supposed to be there. Was there a permit filed to run the business there? I think we need to start looking under the hood. Does this type a business need a permit? We did do a petition, that every single neighbor said we are 100 percent against this business.

Kevin Dokla: She is using the animals for profit. She went back and forth during the December meeting. **DM:** Even in the regulations, you can't use the animals for profit.

Kevin Dokla: On her website, it says she uses the animals for her business. She said it on the record at the meeting. **DM:** Mike (Mormile) - stay on top of this, make sure all regulations being followed

4. Reports

- a. Zoning Enforcement Officer – Monthly Report submitted. Requesting a letter to the Board of Selectmen about Infrastructure opportunities and funding.
- b. Town Engineer - No report.
- c. Town Planner - No report. Provided comment throughout other topics.

5. Old Business

- a. Chatfield Farms – **DM:** Mike was up there; dust issues on the golf course. They got a water wagon up there.
- b. HI Stone Blasting/15 Alliance Cir – no updates
- c. Board and Commission Member Training – no updates
- d. Cannabis Moratorium – Working Group Update- **SN:** Sending out a survey.
- e. Tiverton – Charles Edwards – No updates.
- f. Hopp Brook Village

Motion to schedule a Special Meeting on Wednesday, December 1, 2021 at 5:30 pm in the Town Hall Assembly Room to discuss and act on Applications PZC-06252021-2-TA and PZC-06252021-1-ZC. 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	<u>Absent</u>
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howard Leeper	<u>Aye</u>	Nay	Abstain	Absent

- g. 343 Lopus Road/Tri Tec Americas LLC – Solar Array- no updates
- h. Accessory Residential Poultry and/or Livestock Use Regulations – no updates
- i. Escrow Account – No updates

6. **New Business**

a. 2022 Meeting Dates

Motion to accept and approve 2022 Monthly Meeting Dates. Motion made by Michael Rupsis /Seconded by Michael Pratt VOTE:

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

b. New and Enabling Legislation- **DM:** Review the paperwork and memos submitted by Vin. **SN:** Feel free to reach out to us with any questions.

7. **New Applications** – no updates

8. **Election of Officers**

Motion to nominate Michael Pratt as a Moderator of P&Z Election of Officers. Motion made by Donald Molleur /Seconded by Howard Leeper VOTE:

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

MP(Moderator): Motion to nominate Donald Molleur as Chairman of the Planning and Zoning Commission. Motion made by Howard Leeper /Seconded by Michael Rupsis.

No other nominations submitted. Moderator cast one ballot for Donald Molleur.

MP(Moderator): Motion to nominate Michael Rupsis as Vice Chairman of the Planning and Zoning Commission. Motion made by Cody Brennan /Seconded by Donald Molleur.

No other nominations submitted. Moderator cast one ballot for Michael Rupsis.

MP(Moderator): Motion to nominate Michael Pratt as Secretary of the Planning and Zoning Commission. Motion made by Cody Brennan /Seconded by Michael Rupsis.

No other nominations submitted. Planning and Zoning Clerk cast one ballot for Michael Pratt.

Motion to close officer nominations. Motion made by Howard Leeper. 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	<u>Absent</u>
Cody Brennan	<u>Aye</u>	Nay	Abstain	Absent
Michael Rupsis	<u>Aye</u>	Nay	Abstain	Absent
Marc Bronn	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Robert Starkey	<u>Aye</u>	Nay	Abstain	Absent
Michael Pratt	<u>Aye</u>	Nay	Abstain	Absent
Howard Leeper	<u>Aye</u>	Nay	Abstain	Absent

9. Correspondence & Payment of Bills

Correspondence from Joanna B Rogalski – Senior Regional Planner NVCOG regarding the proposed zoning amendment submitted by Cody & Kristina Muth, re: Accessory Residential Poultry and/or Livestock Use Regulations. Noted that the proposal would have no apparent regional significance and no apparent intermunicipal impact.

Motion to pay all invoices as submitted. Motion made by Michael Pratt. Seconded by Michael Rupsis. All ayes.

10. Adjournment

Motion to adjourn meeting at 8:38 pm. Motion made by Michael Pratt. Seconded by Cody Brennan. All ayes.

Respectfully submitted,
Lisa Daigle
Clerk, Planning & Zoning Commission