

LEGAL NOTICE

TOWN OF BEACON FALLS
Planning & Zoning Commission

C/O TOWN HALL

10 MAPLE AVE.

BEACON FALLS, CT. 06403

The Beacon Falls Planning and Zoning Commission will hold a public hearing on Thursday, August 26, 2021, at 7:00 PM at Beacon Hose Company No. 1, 35 N Main St, Beacon Falls, CT 06403 to consider the following:

Application PZC-06252021-2-TA (Text Amendment)/Hopp Brook Village- amending the Town of Beacon Falls Zoning Regulations, Article II, by creating Section 25 – Hopp Brook Village District.

At this hearing interested persons may appear and be heard and written communications will be received.

A copy of the proposed application is on file for review in the Office of the Town Clerk, Beacon Falls Town Hall, 10 Maple Avenue, Beacon Falls, CT 06403 during normal business hours.

Dated at Beacon Falls, Connecticut this 12th day of August 2021

Donald Molleur, Chairman,
Beacon Falls Planning & Zoning Commission
R-A August 12 & 19, 2021

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The Beacon Falls Planning and Zoning Commission will hold a public hearing on Thursday, August 26, 2021, at 7:30 PM at Beacon Hose Company No. 1, 35 N Main St, Beacon Falls, CT 06403 to consider the following:

Application PZC-06252021-1-ZC (Zone Change)/Hopp Brook Village- request to convert land adjacent to Oakwood Drive, parcels located at Assessor's Map 12-Block 2-Lot 27 and Map 13-Block 1- Lot 13, from the R-1 Zone to the Hopp Brook Village District.

At this hearing interested persons may appear and be heard and written communications will be received.

A copy of the proposed application is on file for review in the Office of the Town Clerk, Beacon Falls Town Hall, 10 Maple Avenue, Beacon Falls, CT 06403 during normal business hours.

Dated at Beacon Falls, Connecticut this 12th day of August 2021

Donald Molleur, Chairman
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SCHEDULE A, PROPERTY DESCRIPTION

Bear Hill Road

(Assessor's Map 12, Block 2, Lot 27 & Assessor's Map 13, Block 1, Lot 13):

Said premises, taken together, are also described as follows in a Committee Deed dated June 12, 2012 and recorded in Volume 203 at Page 572 of the Beacon Falls Land Records:

All that certain piece or parcel of land, situated in the Town of Beacon Falls, County of New Haven, and State of Connecticut, being more particularly bounded and described as follows:

Beginning at a point on the westerly streetline of Bear Hill Road at the division line of land now or formerly of Blackberry Development, LLC and the parcel herein described:

thence running South $11^{\circ}35'35''$ West 221.88 feet to a point, thence turning and running South $15^{\circ}50'30''$ West 274.77 feet to a point, thence turning and running South $10^{\circ}21'41''$ West 424.51 feet to a point, thence turning and running South $22^{\circ}08'59''$ West 86.65 feet to a point, thence turning and running South $10^{\circ}46'39''$ West 293.41 feet to a point, thence turning and running South $09^{\circ}24'29''$ West 152.34 feet to a point, thence turning and running South $13^{\circ}59'30''$ West 234.00 feet to a point, thence turning and running South $13^{\circ}51'37''$ West 214.16 feet to a point, thence turning and running South $05^{\circ}50'16''$ West 99.20 feet to a point, thence turning and running South $13^{\circ}44'28''$ West 73.21 feet to a point, thence turning and running South $10^{\circ}24'20''$ West 290.79 feet to a point, thence turning and running South $07^{\circ}30'55''$ West 332.23 feet to a point, thence turning and running South $06^{\circ}55'38''$ West 24.77 feet to a point, thence turning and running South $05^{\circ}48'40''$ West 106.23 feet, all along the westerly streetline of Bear Hill Road, to a point;

thence running North $69^{\circ}53'07''$ West 941.90 feet along land now or formerly of Shirley Laytz and David Laytz to a point;

thence running North $70^{\circ}57'27''$ West 1,342.40 feet along land now or formerly of Skiptley Laytz and David Laytz and Miller Road, each in part, to a point;

thence running North $06^{\circ}15'48''$ East 127.08 feet to a point, thence turning and running North $11^{\circ}55'14''$ East 120.10 feet to a point, thence turning and running North $02^{\circ}17'22''$ East 100.81 feet to a point, thence turning and running North $25^{\circ}23'34''$ East 69.60 feet to a point, thence turning and running North $08^{\circ}46'39''$ East 29.30 feet to a point, thence turning and running North $27^{\circ}23'59''$ East 194.75 feet to a point, thence turning and running North $16^{\circ}32'49''$ East 66.60 feet to a point, thence turning and running North $26^{\circ}39'24''$ East 145.15 feet to a point, thence turning and running North $28^{\circ}05'45''$ East 192.50 feet, all along land now or formerly of Wyndham At Chatfield Farms, LLC, to a point;

thence running North $25^{\circ}56'41''$ East 484.69 feet to a point, thence turning and running North $25^{\circ}58'51''$ East 280.72 feet to a point, thence turning and running North $27^{\circ}32'01''$ East 280.58 feet to a point, thence turning and running North $24^{\circ}56'21''$ East 583.61 feet to a point, thence turning and running North $18^{\circ}51'11''$ East 225.10 feet to a point, thence turning and running North $27^{\circ}28'21''$ East 112.37 feet to a point, thence turning and running North $31^{\circ}48'51''$ East 87.85 feet to a point, thence turning and running South $82^{\circ}03'50''$ East 24.33 feet, all along land now or formerly of Beacon Heights, Inc. to a point;

thence running South $66^{\circ}25'23''$ East 174.21 feet to a point, thence turning and running South $60^{\circ}32'19''$ East 70.19 feet to a point, thence turning and running South $67^{\circ}57'32''$ East 56.27 feet to a point, thence turning and running South $84^{\circ}52'16''$ East 91.20 feet, all along land now or formerly of Blackberry Development, LLC, to a point;

thence running South $50^{\circ}32'55''$ East 207.37 feet along land now or formerly of Blackberry Development, LLC and Blackberry Development, LLC (Lot 8), each in part, to a point;

thence running South $64^{\circ}13'36''$ East 482.09 feet along land now or formerly of Blackberry Development, LLC (Lot 8), Oakwood Drive and land now or formerly of Blackberry Development, LLC, each in part, to a point;

thence running South $66^{\circ}04'40''$ East 167.60 feet to a point, thence turning and running South $60^{\circ}05'09''$ East 181.23 feet to a point, thence turning and running South $67^{\circ}29'40''$ East 127.89 feet to a point, thence turning and running South $67^{\circ}09'47''$ East 81.26 feet, all along land now or formerly of Blackberry Development, LLC, to the point of beginning.

7017 1450 0000 6957 8592

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Street: BEACON HEIGHTS INC

City, State: PO BOX 51

PS Form: BEACON FALLS CT 06403

Instructions

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Street and City, State: BEACON FALLS TOWN OF

10 MAPLE AVENUE

PS Form: BEACON FALLS CT 06403

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90 Sargent Drive

Street: New Haven, CT 06511

City, State:

PS Form

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Street: Town of Bethany

40 Peck Road

City, State: Bethany, CT 06524

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Street: HOPP BROOK DEVELOPERS LLC

City, State: 19 PEACHTREE LANE

PS Form: SHELTON CT 06484

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Street and City, State: JOCKEL KRISTEN D


20 OAKWOOD DRIVE

PS Form 38: BEACON FALLS CT 06403

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TOWNSEND BRYAN J & ASHLEY
25 OAKWOOD DRIVE
BEACON FALLS CT 06403

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