



**Town of Beacon Falls
Planning & Zoning Commission
Public Hearing Minutes- August 18, 2022
10 Maple Ave Beacon Falls, CT 06403**

(Subject to Revision)

Members Present: Donald Molleur (**DM**), Michael Rupsis, (**MR**), Marc Bronn (**MB**), Jonathan Conte (**JC**) Jack Burns (**JB**), Michael Pratt (**MP**), Harry Roscoe (**HR**), Howard Leeper (**HL**)

Members Absent: Robert Starkey (**RS**)

Others Present: Town Planner Keith Rosenfeld (**KR**), Cody Muth 229 Burton Rd (**CM**), Mike Krenesky, Jim Weed, Joe Rodrigo

1. Call to Order/Pledge to the Flag:

DM opened the meeting at 7:15 P.M.

2. Public Hearing regarding the proposed item below:

a. Proposed Expert (Peer Review) Zoning Regulation Amendment

i. Section 51.2.6 Expert Review

KR Commission proposed text amendment that allows for the commission to utilize an expert review during the time of a proposed project goes beyond the expertise of that in town hall, i.e., geologist, hydrogeologist, job specific engineer. This would be under a new section under Administration (the process of which Planning & Zoning Commission would make their decision). **(Please find amendment language at the end of minutes)** Additional language will be added to application with this new amendment.

b. Comment & Questions from Public: **CM** If an application is presented to the board where the commission has determined that an expert is needed, the applicant and applicants lawyer say that there is no need for the application. What happens to the application? **DM** If the applicant doesn't want to comply with the expert review, then the application will be denied (incomplete application). Not sure why they would fight it, its for the benefit of the applicant and the town. Any other questions from the public? Asked 3 times None.

c. Comments & Questions from Commissioners: **DM** asked 3 times None

3. Adjournment

Motion to close hearing made by MP/HR. All ayes. Motion carried. The hearing closed at 7:21 p.m.

Respectfully Submitted,

Leah Rajvong
Clerk, Planning & Zoning Commission



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Town of Beacon Falls
Land Use Office

To: Beacon Falls Planning and Zoning Commission
From: Keith Rosenfeld, Town of Beacon Falls Town Planner
Date: July 21, 2022
Re: Proposed Expert (Peer Review) Zoning Regulation Amendment

Presented are proposed amendments to the Beacon Falls Zoning Regulations for Expert (Peer Review) when additional expertise is required regarding complex land use applications.

A public hearing for the following amendment's consideration has been scheduled for the regularly scheduled, August 18, 2022 PZC meeting date.

(New Section) 51.2.6 Expert Review: Where it has been determined by the Commission that it must consult with experts to analyze, review and report on areas requiring a detailed peer review to assist the Commission in evaluating the effect of a proposal on the Town, the Commission shall require the applicant to pay these costs. These fees will be paid to the Town for the Commission's uses prior to proceeding on the application based on a preliminary estimate from such experts, multiplied by one hundred fifty percent (150%). Upon completion of the technical review and full accounting of the charges owed or paid, all excess funds will be returned to the applicant.