



**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**), Joe Rodrigo (**JR**) 42 Bonna St. Mike Krenesky, James Weed (**JW**)

**1. Call to Order/Pledge to the Flag:**

**DM** opened the meeting at 7:00 P.M.

**2. Public Hearing regarding the proposed item below:**

- a. PZC-07212022-1-TA- Applicant initiated Text Amendment to revise the Town of Beacon Falls Zoning Regulations Residential Industrial Transition Zone: The following amendment is to Section 69.13.2 Subsection C to include the following addition: 1) To allow for the new construction of multi-unit residential properties up to 3 or 4 family residential units.

Joe Rodrigo speaking on limited capacity on the behalf of applicant LanKolga LLC, submitted plot plan and structure representation to commission.

Amendment to the section 69.13.2 to allow the building of 3-4 family residential units in a transitional zone. **KR** Staff has reviewed, we supported the idea of new construction in this area and would like to propose a modification. Move the amendment into Section 51 uses permitted by site plan rather than Section 69.13.2 uses allowed per Zoning Compliance Permit. These uses a building of 3-4 family homes are not allowed in any zone or regular residential zone. The level of review, site plan, 3-4 family dwelling, is more than what is required for a single-family home. If the site-plan met the regulations under site plan, this would allow the approval of the application. Modification would move amendment to Uses Permitted by Site Plan Section 69.13.4. j New Construction of 3 & 4 family dwellings.

- b. Comment & Questions from Public: James Weed Rimmon Rd. Wanted to be put into record that he is against the amendment. **DM** So noted. **DM** asked 3 additional times any comments from public: None
- c. Comments & Questions from Commissioners: **DM** Asked 3 times any comments from Commissioners: None

**3. Adjournment**

**Motion to close hearing made by HR/MR. All ayes. Motion carried. The hearing closed at 7:08 p.m.**

Respectfully Submitted,

Leah Rajvong  
Clerk, Planning & Zoning Commission