



**Town of Beacon Falls  
Planning & Zoning Commission  
Public Hearing Minutes- September 15, 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**) Michael Pratt (**MP**), Howard Leeper (**HL**)

**Members Absent:** Robert Starkey (**RS**) Jack Burns (**JB**), Harry Roscoe (**HR**)

**Others Present:** Town Planner Keith Rosenfeld (**KR**), Bryan Nesteriak B&B Engineering (**BN**) Sean Flynn Charles Edwards Estate Administrator (**SF**), Joann Delenik Conservation Commission (**JD**) and several members of the public (approximately 15)

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

**DM** opened the meeting at 7:02 P.M.

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

- a. PZC-08182022-1-SP 30 Lorraine Drive: Application for the resubdivision of 30 Lorraine Drive for the proposed building of five (5) residential lots. **DM:** Read into record the legal notice for the Public Hearing. **DM:** Would the engineer like to enlighten the public before I open it up to public comments. **BN:** 28.6 acres at the end of Lorraine Drive, the plan includes subdividing the property into 5 separate lots. We done many different analyses based on the acreage we could 15 conventional lots but decided to do a smaller development with 5 bigger lots. 1 accessed off Lasky and the rest of existing driveway. Lots range from 2.1 acres to 7 acres (the existing house). There is public water and sewer line both currently exist. This would be a private road with a Homeowners Association. We received Wetlands approval last night 9/14/22. I will leave it at that and answer any questions. **KR:** you received a punch list from myself and the Town Engineer. **BN:** We received comments from the Town Engineer, and we just mapped out the area and we just need to add those to the plan and send them over to the engineer.
- b. Comment & Questions from Public: Correspondence from Joann Delenik Commissioner of the Town of Beacon Falls Conservation Commission was read to the commission and into the record. *Letter will be added to the end of minutes.* **DM** asked 3 times any comments from public: None
- c. Comments & Questions from Commissioners: **DM:** You will be submitting a new set of plans, correct? With town engineer and Keith's comments. **MB** When is construction set to begin? **SF** We won't be building anything our plan is to sell the lots.

**3. Adjournment:**



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**Motion to continue public hearing for application PZC-08182022-1-SP/30 Lorraine Drive to 7:00pm on October 20, 2022, in the Town Hall Assembly Room made by DM/HL. All ayes. Motion carried.**

Respectfully Submitted,

Leah Rajvong  
Clerk, Planning & Zoning Commission