



**Town of Beacon Falls
Planning & Zoning Commission
Legal Notice of Decision
10 Maple Ave Beacon Falls, CT 06403**

NOTICE OF DECISION

Notice is hereby given that at the regular monthly meeting held on March 16, 2023, the Town of Beacon Falls Planning & Zoning Commission took the following actions:

Approved with Conditions: LanKolga LLC Rimmon Hill Site Plan Application PZC-121522-1-SP (3 Family Residential Dwelling).

Approved: 30 Lorraine Drive/Charles Edwards Estate: Request for a final 90-day extension to file Resubdivision Map of proposed resubdivision Edwards Woods.

Approved: PZC Initiated Text Amendment to our current zoning regulations to add to subsection Section 3.4 requirements concerning the Americans with Disabilities Act (ADA).

Dated at Beacon Falls, Connecticut this 17th day of March 2023. Donald Molleur, Chairman, Planning & Zoning Commission.

Published in Republican-American on Saturday March 18, 2023.



To: Beacon Falls Planning and Zoning Commission
From: Keith Rosenfeld, Town Planner
Date: February 15, 2023

Re: Suggested Motion with Associated Conditions
Site Plan Application # PZC-121522-1-SP
Proposed 3 Family House at 7 Rimmon Hill Road, Beacon Falls, CT

Commissioners:
It is the recommendation of staff that the following motion be made regarding PZC-121522-1-SP:

MOTION TO APPROVE the LanKolga LLC Rimmon Hill Site Plan Application #PZC-121522-1-SP (3 Family Residential Dwelling) for plans prepared by Horbal and Judson, Land Surveyors and Associates for Lankolga, 7 Rimmon Hill Road, Beacon Falls, Connecticut for the following plans, subject to the following additional conditions:

- **Site Layout Plan, Grading, Utility, Soil Erosion and Sedimentation Control Plan and Details Sheet for a 3 Family House prepared by Horbal and Judson, Land Surveyors and Associates for Lankolga LLC, 7 Rimmon Hill Road, Beacon Falls, Connecticut dated 11/1/22, revised to 1/31/24.**
1. Applicant shall add the following note to the Site Lay Out Plan, "This Site Lay Out Plan has been reviewed by the Town Engineer, and when signed below, is certified to be in compliance with the applicable requirements of the Town of Beacon Falls Zoning Regulations."

Signed: _____ Date: _____
Beacon Falls Town Engineer

2. Applicant shall add the following note to the Soil Erosion and Sediment Control Plan. "This Soil Erosion and Sediment Control Plan has been reviewed by the Town Engineer, and when signed below, is certified to be in compliance with the applicable requirements of the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended. Certifications by the Town Engineer do not relieve the owner, Applicant, contractor or interested party from the responsibility to maintain or increase soil and erosion control measures, as necessary. Other additional measures may be required by the Town Engineer to maintain compliance with the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended."

Signed: _____ Date: _____
Beacon Falls Town Engineer

3. Applicant shall add the following note to the Site Layout Plan stating, "The driveway be constructed in accordance with the Regulations set forth in Section 70 of the Beacon Falls Zoning Regulations and gradation tests shall be performed and submitted to the Town Engineer for review and approval."
4. Site Layout Plan and Final Erosion and Sedimentation Control Plan shall require the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
5. Final Architectural Plans shall be submitted to the Zoning Enforcement Officer.
6. Applicant shall provide a statement from the Town of Beacon Falls Water Pollution Control Authority of the applicant's right to tie into public sewer lines.
7. Applicant shall provide a statement from the Aquarion Water company approving the residences for municipal water service at the property.

Text Amendment: ADA Notice
Section 3.4
Submitted: 12/14/2022
Received: 12/14/2022
Revised: 2/10/2023
Public Hearing: 1/19/2023
Adopted: 3/16/2023
Effective Date: 4/15/2023

ADA notice to be added to **Section 3.4**: All setback, coverage, location, and use requirements of these regulations may be modified by the Zoning Enforcement Officer for the alteration and/or modifications necessary to provide impermanent access to meet the requirements of the Americans with Disabilities Act and Fair Housing Act. Once the reasonable modification is no longer required, all improvements to land, buildings, and structures not in compliance with these regulations shall be removed within 90 days. The Zoning Enforcement Officer may allow an extension of an additional 90 days.

Effective Date: April 15, 2023