



Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
March 21, 2024
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

Members Present: John-Paul Dorais (**JPD**), Vicechair Michael Pratt (**MP**), Marc Bronn (**MB**), Jack Burns (**JB**), Jonathan Conte (**JC**), Steven Orloski (**SO**), William Fredericks (**WF**)

Members Absent: Michael Rupsis (**MR**)

Others Present: Community Planner Molly Johnson (**MJ**), Town Planner Keith Rosenfeld (**KR**), Vincent Marino (**VM**) Town Attorney, and 3 members of the public.

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

MP called the meeting to order at 8:00 PM.

2. **Read and Approve Minutes from Previous Meetings:**

Motion to accept the 02/15/2024 regular meeting minutes plus both 02/15/2024 Public hearing minutes made by **MB** and Seconded by **JC**. All ayes

3. **Comments from the Public:**

Justin Carfo (**JC**) – 24 Fairfield Place: **JC** I'm bringing up the issue at 20 Fairfield Place. We filed it in March of 2023. **JC** Reads memo regarding complaints pertaining to blight and other activities.

JC Please keep us informed as you (Town) do things. My other question is you give this guy a cease and desist he retaliates. He's got 5 or 6 employees with 5 or 6 box trucks coming up, he's almost hit the bus multiple times, almost his kids multiple times. **MP** We'll make notification to the fire marshal's office too. **MB** We'll add this to the agenda every month now.

Eric Klimaszewski (**EK**) 26 Fairfield Pl – **EK** All 3 of us filed a blight form with the town in March 2023. Multiple emails, nothing was done. **MP** I know our town changed the way they handle blight. **KR** Leah tried to bring it through the blight system, but she found it quite cumbersome and did not receive the results she wanted. I would also like to say it isn't that the town hasn't done anything, but the process involved in blight is tedious and it doesn't get done until the final act of the fining and taking over by an attorney and then that is done through the court system or through blight officers, but that system was never put in place. What has been done in the past was a blight letter was sent out, but nothing was done after that. Leah tried to work in the system that had happened. Currently we have a NOV through a zoning action of operating a business in a residential zone and we will send a cease-and-desist letter soon. I understand what they are saying because the owner of this property has intensified negativity. It is hard because it is a private road. It becomes a civil matter. **MP** I believe this board should write a letter to the selectman **MB** So what do we do for right now? **KR** We will be sending a cease-and-desist letter then the town attorney gets involved. **VM** The reality is this



Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
March 21, 2024
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

is the body that designates an individual as your enforcement officer. The conflict is the selectman that will hire the person so you can designate someone, but you don't have the right to hire. Ultimately the right approach is to send a request to the selectmen saying there's a need to satisfy our statutory obligation. It sounds like no matter what you do administratively it won't work; you need to go to court but there's an expense associated with that.

4. **Old Business –**

- a. Chatfield Farms/EG Home LLC: Not discussed/No update.
- b. Tiverton 1: **MP** Tiverton is on its way. They'll be paving for the next 2-3 weeks. **MB** The bond situation is sorted out? **NP** We said they could do the first 2 houses because they're technically off Fairfield Place.
- c. HI Stone: **NP** Their permit is good until February 2025 so we will revisit everything this Fall to get the ball rolling on that process again to be on top of it for February.
- d. Tri-America: **MP** No updates.
- e. Hawks View Subdivision: Reference public hearing minutes from March 21, 2024.
- f. Hopp Brook Estates: Reference public hearing minutes from March 21, 2024.
- g. Manny's Roofing: **MB** It looks cleaner. **KR** They're working with the tax office on the vehicles.

5. **New Applications/New Business:**

- a. Hopp Brook Estates – Zone Change/Special Exception Application: Reference public hearing minutes from March 21, 2024.
- b. 53 Lancaster Dr – Text Change Amendment: **KR** We've received an application for a text amendment to allow for batting cages (Indoor Recreation) to be in the IPD Zone.
MB Motioned to accept the application. **WF** Seconded. All ayes.
WF Motioned to schedule the Public Hearing for May 16th at 7:15 pm. **JC** Seconded. All ayes.
- c. Letter of Compliance Form: **JC** Motioned to accept the Zoning Compliance Form. **WF** Seconded. All ayes.

6. **POCD Update**: **MJ** We had to extend out contract with SLR to September because we will be finalizing over the Summer and we have to have the document out for public comment. No more money, just the time extension.



Town of Beacon Falls
Planning and Zoning Commission
Regular Meeting Minutes
March 21, 2024
C/O Town Clerk
10 Maple Avenue Beacon Falls, CT 06403
(Subject to Revision)

7. **Reports:**

- a. Zoning Enforcement Officer: **KR** We need to figure out how Zoning Enforcement will be done.
- b. Town Engineer: No update
- c. Town Planner: Reference POCD Update

8. **Petitions from Commissioners:** **MP** I spoke to a manager at the water company and there's still work that has to be done there, it isn't going to be completed until this development, there is a spot for another pump to be put in which is not there yet and there is supposed to be a driveway put in there. They were going to try to address everything at once. **WF** How many years is it going to take? That's been there a long, long time. **MP** I will address it.

9. **Correspondence & Payment of Bills:**

MP Signed two invoices from Republican American.

10. **Adjournment:** **JC** motioned to adjourn at 8:38 pm, **MP** Seconded. All ayes.

Respectfully submitted,

Nicole Pastor

Clerk, Planning & Zoning