

Looking to build in Beacon Falls?



Here's where to start...

Step one

Visit the Economic Development Coordinator, who will verify that your project is ready to proceed through the land use regulatory process. One- and two-family residential units are exempt from this step.

Contact: Economic Development Coordinator – (203) 217-4358

Step two

Visit the Tax Assessor, who will verify the address, owner, and map block and lot of the property.

Contact: Tax Assessor – (203) 723-5253

Step three

Visit the Tax Collector, who will verify that all taxes are paid on the property.

Contact: Tax Collector – (203) 723-5244

Step four

If the property will be connected to the public sewer system, contact the Water Pollution Control Authority (WPCA) for approval of a municipal sanitary sewer connection. If the property will be connected to its own septic system and/or water well, contact the Naugatuck Valley Health District for approval of an onsite septic designed system and water well location. A septic installation permit will then be issued for new construction of a septic system or water well. If the site is located in an area with public water, contact Aquarion Water Company to create a new connection and begin service.

Contact: Chairman of the Water Pollution Control Authority – (203) 729-4340

Contact: Naugatuck Valley Health District – (203) 881-3255

Contact: Aquarion Water Company – (203) 445-7310

Step five

Visit the Wetlands Enforcement Officer with a site plan showing existing and proposed site conditions in addition to a detailed storm water management plan and sediment and erosion control plans. If construction is more than 100 feet from any wetlands and/or watercourses, a permit may be issued by the Officer. If work is proposed within 100 feet of any wetlands and/or watercourses, the application form and copies of the plans must be submitted to the Inland Wetlands and Watercourses Commission where the matter will be discussed at the Commission's next meeting.

Contact: Wetlands Enforcement Officer – (203) 729-4216 ext. 3 or (203) 841-9667

Step six

If you intend to construct a new driveway or road opening, visit the Road Foreman with site plans, who will verify that this construction will not impede any public right of ways or create other traffic hazards. A driveway permit and/or road opening permit will then be issued.

Contact: Road Foreman – (203) 729-6978

Step seven

Visit the Zoning Enforcement Officer with site plans, who will verify that the proposed use and building plans for the project match the zoned use and construction requirements according to the Town's zoning regulations. If the project is not in compliance with these regulations or is located in a special permitting district, a special permit is required. If a special permit is needed, submit the plans to the Planning and Zoning Commission, which will approve or deny the application. A zoning permit will then be issued.

Contact: Zoning Enforcement Officer – (203) 729-4216 ext. 2

Step eight

Contact the Fire Chief, who will notify the Beacon Falls Fire Department about the presence of the project.

Contact: Fire Chief – (203) 729-1470

Step nine

Visit the Fire Marshal with site plans, who will verify that the project conforms to Connecticut State Fire Code. One- and two-family residential units are exempt from this step.

Contact: Fire Marshal – (203) 729-3313

Step ten

Visit the building Official with site plans and building plans, who will verify that the project conforms to Connecticut State Building Code. A building permit will then be issued, and construction may begin.

Contact: Building Official – (203) 729-4216

Ongoing

Throughout the construction process, the Wetlands Enforcement Officer, the Zoning Enforcement Officer, the Building Official, and the Health Inspector reserve the right to inspect the site to ensure that all procedures are in compliance with their respective regulations.

At project completion

After the project has been completed to the satisfaction of the Town, a Certificate of Occupancy will be issued by the Building Official.