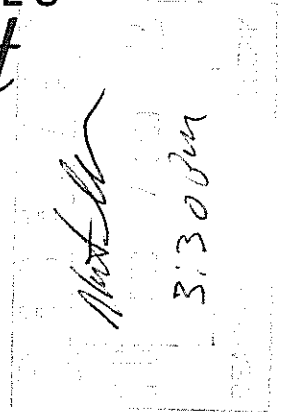


TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

Regular Meeting Minutes
Nov 19, 2009
Draft Minutes Subject to Modification



Present: Chairman McDuffie, Commissioners: Chadderton, Hinman, Betkoski and Trzaski.
Absent: Vice Chairman Vitale, Commissioners: Burns, Fitzpatrick and Fernandes.

I Call to Order

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:40 P.M.
The pledge of Allegiance was recited.

II Approval of Minutes

A motion to approve the minutes of the Oct 15, 2009 regular meeting as submitted was made by Comm. Chadderton and 2nd by Comm. Hinman. 4 in favor. 1 abstention.

A motion to approve the minutes of the special meeting for application P-2009-179, PARD #3 Modification as submitted was made by Comm. Hinman and 2nd by Comm. Trzaski. 3 in favor. 2 abstentions.

III Comments from the Public

David Rybinski, 7 Quail Hollow Road, came forward and spoke about a cease and desist order that he received from the Zoning Enforcement Officer. He stated that he wants to do the right thing, but is unclear as to what exactly he is supposed to cease and desist. He has a business that uses his home address, but does not run the business from his home. He has equipment in his yard – but it is not a business. It was noted that he does not have his business listed with the town clerks office. He was advised to take care of that issue. Also, the town Attorney suggested that he should go to the ZBA.

Kurt Jones, Civil One, representing H.I. Stone asked to be placed on the agenda. A motion to add Civil One to the agenda under New Business was made By Comm. Trzaski and 2nd by Comm. Hinman. All in favor.

Doug Bosquet, Chairman of the ZBA requested that the current procedure for mylars being filed be visited. He would like to see a change in policy, because they are not being filed properly.

- IV Zoning Enforcement Officer Report
The Z E O submitted a written report which showed that he issued 9 certificates of zoning compliance, 18 site inspections and 14 plot plan reviews. After a brief discussion, a motion to accept the report as submitted was made by Comm. Chadderton and 2nd by Comm. Hinman. All in favor.
- V Town Engineers Report
The Town Engineer was not in attendance. Chairman McDuffie read a letter from the town engineer that referred to Chatfield Farms, phases 1 and 2. the letter suggested that a site improvement bond currently being held, be reduced as requested.
- VI Town Planning Consultant Report
Brian Miller noted that he feels that the commission should move forward with a decision regarding the Incentive Housing. He feels that a work session with other land use board in town should be held to obtain their input.
- VII Comprehensive Plan of Conservation and Development -State
No activity.
- VIII Comprehensive Plan of Conservation and Development -Town
No activity.
- IX Old Business
1) Chatfield Farms – Jay Metcalf inquired as to the request for a reduction of bond to a performance bond. Town Engineer, Jim Galligan checked into and made a recommendation to the commission in favor of the reduction. The commission asked that the clerk send a letter to the Board of Selectman, recommending the reduction to a performance bond.
2) Meridian Property Mgmt LLC – (Comm. Betkoski excused himself)
Fred Stank came forward and requested a release of the cash bond being held. All items, except plantings, are completed. Comm. Chadderton made a motion to recommend to the Board of Selectman to release the cash bond. The motion was 2nd by Comm. Hinman. 4 in favor. 1 abstention.
- X New Business
1) Kurt Jones came forward and behalf of H.I. Stone, Lot 3, Alliance Circle. A discussion with the commission brought forward a request of a reduction of fees for a project on this lot. The commission told Mr. Jones that they would have to take up that request with the Board of Selectman.

DEC 7 2009

- XI New Applications
No new applications

- XII Correspondence and Payment of Bills
A motion to pay bills as submitted was made by Comm. Chadderton and 2nd by Comm. Hinman. All in favor.

- XII Petitions from Commissioners
No petitions

- XIII Adjournment
A motion to adjourn was made by Comm. Trzaski and 2nd by Comm. Fitzpatrick. All in favor.

** An audiotape of these minutes is available at the Town Clerk's office.

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 21 Nov 2009

ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
NOVEMBER 2009

DEC 7 2009

SITE INSPECTIONS: 18

PLOT PLAN REVIEW: 14

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 9

WYNDHAM HOMES	5 TIMBERLAND WAY	HOME
WYNDHAM HOMES	35 CHATFIELD DRIVE	HOME
WYNDHAM HOMES	1 TIMBERLAND WAY	HOME
WYNDHAM HOMES	3 TIMBERLAND WAY	HOME
JEFF BOWLEY	213 BURTON ROAD	SHED
JAMES DAHR	200 SKOKORAT ROAD	SHED
JOE POIRIER	8 PATRICIE TERRACE	DECK
MERIDIAN PROPERTY	94 NORTH MAIN STREET	SIGN
SIMOES	5 FAWN HILL ROAD	ADDITION

THE PROPERTY AT 94 NORTH MAIN STREET IS NOW IN COMPLIANCE WITH THE ZONING REGULATIONS, AND THE SITE PLAN AS APPROVED BY THIS COMMISSION. ALL WORK HAS BEEN COMPLETED WITH THE EXCEPTION OF THE PLANTINGS. THE COMMISSION CAN NOW RELEASE THE BOND IN FULL, OR KEEP THE PORTION IT DEEMS ADEQUATE TO COVER THE COST SHOULD THEY NOT BE INSTALLED EARLY THIS COMING SPRING.

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO