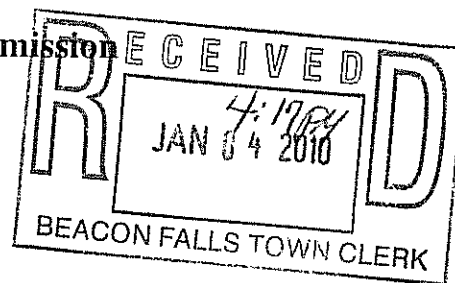


Town of BEACON FALLS  
*Connecticut*

Planning and Zoning Commission

Regular Meeting Minutes  
Dec 17, 2009  
Draft Minutes Subject to Modification



Present: Vice Chairman Vitale, Commissioners: Chadderton(7:47), Hinman, Burns, Fitzpatrick and Fernandes.

Absent: Chairman McDuffie, Commissioners: Betkoski and Trzaski.

I Call to Order

Vice Chairman Vitale 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 Nov 19, 2009 regular meeting as corrected was made by Comm. Hinman and 2<sup>nd</sup> by Comm. Fernandes.  
5 in favor.

III Comments from the Public

No comments from the public.

IV Zoning Enforcement Officer Report

The Z E O submitted a written report which showed that he issued 8 certificates of zoning compliance, 12 site inspections and 17 plot plan reviews and released 1 cease and desist order. After a brief discussion, a motion to accept the report as submitted was made by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. Hinman. 5 in favor.

V Town Engineers Report

The Town Engineer was in attendance and gave a verbal report. He noted that the work on Depot Street Bridge is moving along and that Wyndham Homes is also moving forward and should reach Phase III around July. A motion to accept report as delivered was made by Comm. Fernandes and 2<sup>nd</sup> by Comm. Hinman. All in favor.

- VI Town Planning Consultant Report  
 Brian Miller noted that he feels that the commission should move forward with a decision regarding the Incentive Housing.
- \* A motion to add Incentive Housing to the January 2010 agenda was made by Comm. Chadderton and 2<sup>nd</sup> by Comm. Burns. All in favor.
- 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 – No activity  
 2) Naugatuck River Corridor Study – A motion to table until the January 2010 regular meeting, was made by Comm. Chadderton and 2<sup>nd</sup> by Comm. Hinman. All in favor.
- X New Business  
 No new business
- XI New Applications  
 Zachary Lessard, came forward for H I Stone, 3 Alliance Circle. He gave a brief overview of phase I for the site. An agreement was made in which they will pay the fees for each phase as it is started. A motion to accept the application for review was made by Comm. Chadderton and 2<sup>nd</sup> by Comm. Burns. All in favor.
- XII Correspondence and Payment of Bills  
 A motion to pay bills as submitted was made by Comm. Chadderton and 2<sup>nd</sup> by Comm. Fernandes. All in favor.
- XIII Petitions from Commissioners  
 Comm. Chadderton asked the Town Engineer to check on the calculations for the application from H I Stone.
- XIV Adjournment  
 A motion to adjourn was made by Comm. Trzaski and 2<sup>nd</sup> 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, 19 Dec 2009

JAN 14 2010

**ZONING ENFORCEMENT OFFICIAL  
MONTHLY REPORT  
DECEMBER 2009**

**SITE INSPECTIONS: 12**

**PLOT PLAN REVIEW: 17**

**CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 8**

WYNDHAM HOMES	8 TIMBERLAND WAY	HOME
WYNDHAM HOMES	29 CHATFIELD DRIVE	HOME
WYNDHAM HOMES	27 CHATFIELD DRIVE	HOME
WYNDHAM HOMES	8 DOGWOOD LANE	HOME
TEAM INC.	30 HIGHLAND AVE	DAYCARE
LAUREL LEDGE SCHOOL		
MARION ZOLLO	126 HIGHLAND AVE	ADDITION
JEFF POYNTON	334 BURTON ROAD	ADDITION
ALLERTON BUILDING	454 SKOKORAT ROAD LOT 5	HOME

**CEASE AND DESIST ORDERS RELEASED: 1**

GREG PIACENTINI  
MICHAEL SIROWICH      151,153 MUNSON ROAD      DRIVEWAY  
PER ORDER OF THE ZONING BOARD OF APPEALS AT IT'S DECEMBER MEETING

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

JAN 14 2010