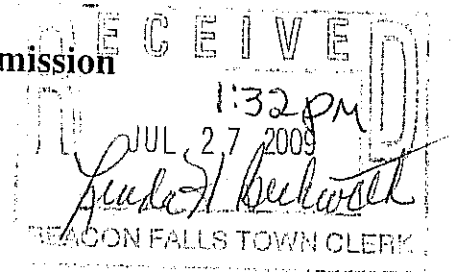


Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

Regular Meeting Minutes
July 16, 2009
Draft Minutes Subject to Modification



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

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 June 18, 2009 regular meeting as submitted was made by Comm. McDuffie and 2nd by Comm. Burns. All in favor. A motion to approve the minutes of the public hearing for application P-2009-174, Zone Text Amendment, as submitted, was made by Comm. Fernandes and 2nd by Comm. Fitzpatrick. All in favor.

III Comments from the Public

Michael Krenesky, 22 Maple Avenue thanked the commission for the copy of The minutes and requested that a mention of an application number be followed up with the name of the applicant and or a description of the application.

IV Zoning Enforcement Officer Report

The Z E O submitted a written report which showed that he issued 6 certificates of zoning compliance, 12 site inspections and 7 plot plan reviews. After a brief discussion, a motion to accept report as submitted was made by Comm. Trazski and 2nd by Comm. Burns. All in favor.

V Town Engineers Report

The Town Engineer was not in attendance and did not submit a written report.

VI Town Planner Report

Brian Miller was present. No written report was submitted.

* A motion to recess was made by Comm. Fitzpatrick and 2nd by Comm. Chadderton. All in favor.

* Meeting resumed at 8:35 P.M.

VII Comprehensive Plan of Conservation and Development

No Activity

VIII Old Business

1) Chatfield Farms – Sales continue and the clubhouse is almost ready to be turned over to the homeowners – possibly next month. There is an open house planned for Aug. 12, 2009 from 4 – 7.

Phase II has a small section of road to complete.

An application has been submitted to the commission for an Amendment to P.A.R.D. #3 to extend the setback area. A motion to set a public hearing for Sept 17, 2009 at 7:15 was made by Comm. Vitale and 2nd by Comm. Fitzpatrick. All in favor.

IX New Business

No new business

X New Applications

An application was submitted by Tony Salerno and after some discussion it was withdrawn by the applicant.

XI Correspondence and Payment of Bills

A motion to pay bills as submitted was made by Comm. Chadderton and 2nd by Comm. Trazski. All in favor.

XII Petitions from Commissioners

A discussion regarding non specific fees and procedures for configuring and collecting on large projects. The commission feels that they need time to obtain a estimate and that all checks should clear before any work is done by the Town Attorney, Town Engineer, Town Planner, Etc.

XIII Adjournment

A motion to adjourn was made at 9:42 P.M. by Comm. McDuffie 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

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Clerk, 18 July 2009

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