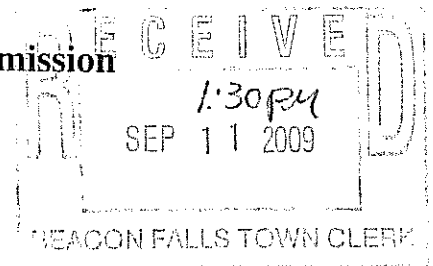


TOWN of BEACON FALLS  
*Connecticut*

**Planning and Zoning Commission**

Regular Meeting Minutes  
Aug 20, 2009  
Draft Minutes Subject to Modification



Present: Vice Chairman Vitale, Commissioners Trzaski, Chadderton, Burns, Hinman, Fitzpatrick and Betkoski (7:40).  
Absent: Chairman McDuffie, Commissioner Fernandes.

I Call to Order

Vice Chairman Vitale called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:35 P.M.  
The pledge of Allegiance was recited.

II Approval of Minutes

A motion to approve the minutes of the July 16, 2009 regular meeting as submitted was made by Comm. Trzaski and 2<sup>nd</sup> by Comm. Chadderton. 5 in favor. 1 abstention.

A motion to approve the minutes of the public hearing for application P-2009-178, MWP, LLC, resubdivision lot 33, West View Road as submitted, was made by Comm. Chadderton and 2<sup>nd</sup> by Comm. Fitzpatrick. 5 in favor. 1 abstention.

III Comments from the Public

Susan Cable, First Selectman noted to the commission and the public in Attendance that John Peterson, Building Inspector was leaving his position as of September 1, 2009 and that Al Dubois from Oxford will be replacing him. Mr. Peterson will stay around for consultation.

Atty. Fred Stanick, asked to be added to the agenda for his client Mario Trepca.

Ross Synder, 82 North Main St, came forward and asked the commission to allow the owner of Antonio's to open up the curbing on the recently paved parking lot, in order to allow him access from his property.

IV Zoning Enforcement Officer Report

The Z E O submitted a written report which showed that he issued 10 certificates of zoning compliance, 18 site inspections, 1 cease and desist order, 1 certificate of compliance denied and 12 plot plan reviews. After a brief discussion, a motion to accept report as submitted was made by Comm. Fitzgerald and 2<sup>nd</sup> by Comm. Chadderton. All in favor.

- V Town Engineers Report  
The Town Engineer was in attendance and did not submit a written report.
- VI Town Planner Report  
Brian Miller was present. No written report was submitted. Brian suggests that a public informational meeting be held in order to discuss the Housing Incentive Zone.
- VII Comprehensive Plan of Conservation and Development  
No Activity
- VIII Old Business  
1) Chatfield Farms – No activity  
2) Meridian Property Mgmt LLC – (Comm. Betkoski excused himself)  
Attorney Staneck, representing Mario Trepca addressed the commission regarding changes to the site plan on 94 North Main St. The town Building Inspector, Jim Galligan and Brian Miller all feel that the applicant should Submit an "as built" showing changes so that they can look it over.  
The project has a business ready to open and is asking for a C.O. in order To allow them to do business. A motion to allow a temp. 2 month, contingent On a \$10,000 bond as well as the rock wall being completed and the propane tank enclosure be secured by made by Comm. Chadderton and 2<sup>nd</sup> by Comm. Hinman. 6 in favor.  
Comm. Betkoski returned to the meeting at 9:18 P.M.
- IX New Business  
Application P-2009-178 – MWP, LLC – resubdivision lot 33, West View Road. A motion to approve the application as presented was made by Comm. Trzaski and 2<sup>nd</sup> by Comm. Betkoski. All in favor.
- X New Applications  
An application was submitted by Brian Baker, Lot 3 Alliance Circle and then was withdrawn.
- XI Correspondence and Payment of Bills  
A motion to pay bills as submitted was made by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. Trzaski. 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 10:13 P.M. by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. Trzaski. 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, 22 Aug 2009

SEP 11 2009