

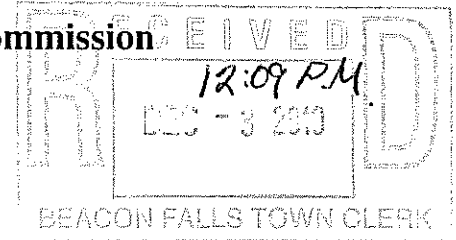
TOWN of BEACON FALLS  
*Connecticut*

**Planning and Zoning Commission**

Regular Meeting Minutes

Nov 18, 2010

Draft Minutes Subject to Modifications



Present: Chairman McDuffie Commissioners Betkoski, Burns, Vitale, Chadderton Fitzpatrick, Hinman, Trzaski and Taylor.

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:36 P.M.. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Oct 21, 2010 regular meeting was made by Comm. Chadderton and 2<sup>nd</sup> by Comm. Vitale. 8 in favor. 1 abstention.

III COMMENTS FROM THE PUBLIC

Matt Greenly, 5 Oakwood Drive came forward and asked what needed to happen to have the town accept Oakwood Drive. Chairman McDuffie explained that after town officials looked into it, they report their findings to this board and then, if recommended, the P & Z commission would then make a recommendation to the Board of Selectman. Chairman McDuffie asked 3 times if there were any other public comments and no one came forward.

\*\* A motion to allow the chairman to vary the agenda was made by Comm. Vitale and 2<sup>nd</sup> by Comm. Fitzpatrick. All in favor.

\*\* A motion to add Wyndham Homes to the agenda under Old Business was made by Comm. Vitale and 2<sup>nd</sup> by Comm. Chadderton. All in favor.

IV ZONING ENFORCEMENT OFFICERS REPORT

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

V TOWN ENGINEERS REPORT

The Town Engineer was present but did not submit a written report. A brief discussion in which Jim Galligan noted that after looking into Oakwood Rd - he finds that the road is in accord with town standards and requirements. A motion to accept the Town Engineers report was made by Comm. Chadderton and 2<sup>nd</sup> by Comm Hinman. All in favor.

- VI TOWN PLANNING CONSULTANT  
Brian Miller, suggested that the commission needed to adjust the effective date of the Flood plain District. A motion to set a public hearing for that purpose on Dec. 16, 2010 at 7:15 was made by Comm. Vitale and 2<sup>nd</sup> by Comm. Hinman. All in favor.
- VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT  
There will not be a meeting in Nov or Dec. The next meeting will be held in Jan of next year. A member of the P & Z needs to be chosen to represent.
- VIII OLD BUSINESS  
1) P.R.D.D. - A motion to hold a public hearing to rescind the zone change was made by Comm. Chadderton and 2<sup>nd</sup> by Comm. Fitzpatrick. The public hearing was set for Jan 20, 2011 at 7:00 P.M.  
3) Oakwood Drive - Atty. Thomas came forward and requested that the board forward to the Board of Selectman a recommendation to approve and accept Oakwood as a Town Road.  
The Fire chief noted that he had met with Aquarion and was told that there was not adequate water for fire protection in place.  
2) Incentive Housing - the 2 main areas being considered are South Main and Railroad Ave. Comm Chadderton is not in favor of moving forward with this.  
4) Bruce Whittenburg, Chatfield Farms, came forward and stated that he received a cease and desist order about 2 or 3 weeks ago and did not know why. He stated that excess material was being removed, rightfully by the order of the owners of the property. Attorney Byrne stated that they did not have a contact person and had some concerns as to the status of the project. It was decided that a cease and desist order would be the most effective way of getting in touch with the proper parties and obtaining the answers to questions and concerns regarding this project. After a brief discussion, Chairman McDuffie handed letters which lifted the cease and desist order, to the applicable parties.
- IX NEW BUSINESS  
1) Review Zoning Regulations - tabled until next month
- X NEW APPLICATIONS  
No activity
- XI CORRESPONDENCE AND PAYMENT OF BILLS  
A motion to accept correspondence and payment of bills as submitted was made by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. Trzaski. All in favor.
- XII PETITIONS FROM COMMISSIONERS  
The commission acknowledged that Comm. Vitale's appointment to the board is up and thanked him for his years of contributions and dedication to the Planning and Zoning Board and to the Town of Beacon Falls.
- XIII ADJOURNMENT  
A motion to adjourn was made by Comm. Vitale at 9:22 P.M. and 2<sup>nd</sup> by Comm. Hinman. All in favor.

Respectfully submitted,  
*Mary Ellen Fernandes*  
Clerk, Nov 21, 2010

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