

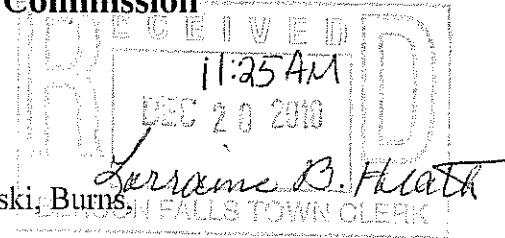
Town of BEACON FALLS Connecticut

Planning and Zoning Commission

Regular Meeting Minutes

Dec 16, 2010

Draft Minutes Subject to Modifications



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

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:32 P.M.. The Pledge of Allegiance was recited.

- * Comm. Chadderton made a motion to allow the Chairman to vary the agenda as needed. Seconded by Comm. Betkoski. All in favor.
- * Chairman McDuffie spoke of existing confusion with regards to Chatfield Farms, Skokorat Road project. He stated that a cease and desist order was issued to bring the owners forward and have them respond to concerns regarding activities taking place. He noted that the release of the cease and desist orders were prepared in advance because the ZEO had a death in the family and would not be available. The releases were not dated and were only on hand to be handed out if the commissioners were satisfied with the responses from the property owners. He also noted that Wyndham Homes is still in possession of the property and has the legal right to remove material. Chairman McDuffie wants to put this matter to rest once and for all.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Nov 16, 2010 regular meeting was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

III COMMENTS FROM THE PUBLIC

Brian Ploss came forward and handed a letter to Chairman McDuffie and stated that he was going to read it himself, but after the statement that Chairman McDuffie made, thought that it would be useless. He said Merry Christmas and abruptly left the meeting.

Ed Groth, 13 Laurel Ridge, stated as a resident of that neighborhood, he was not aware of other homeowners making any complaints other than Mr. Ploss.

Chairman McDuffie asked 3 times if there were any other public comments and no one came forward.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report. He thanked

the commissioners for the sympathy card that was sent to him on the passing of his dad. His report showed 1 certificate of zoning compliance was issued and 8 cease and desist orders issued. 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 and did not submit a written report.

VI TOWN PLANNING CONSULTANT

No report submitted.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

There will be a meeting in ~~JAN~~ 26, 2011 at 7:30 . Brian will attend and report back to the commission.

VIII OLD BUSINESS

- 1) Discussion of regulations - tabled
- 2) Incentive Housing - a public hearing was set for Jan 20, 2011 at 7:15 P.M.
- 3) Application P-2010-183 - a motion to approve with a new effective Date of December 22, 2010 was made by Comm. Chadderton and 2nd by Comm. Betkoski. All in favor.

IX NEW BUSINESS

No activity

X NEW APPLICATIONS

No activity

XI CORRESPONDENCE AND PAYMENT OF BILLS

A letter written by Brian Ploss was read into the minutes and a copy of of that letter is attached to these minutes.
After a discussion which included the commissioners asking if any police reports were made in regard to the complaints that Mr. Ploss talks about in his letter, a motion to accept correspondence and payment of bills as submitted was made by Comm. Fitzpatrick and 2nd by Comm. Betkoski. All in favor.

XII PETITIONS FROM COMMISSIONERS

It was requested that Election of Officers be added to the January 2011 agenda.

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Hinman at 8:25 P.M. and 2nd by Comm. Chadderton. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, Dec 18, 2010

DEC 20 2010

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
DECEMBER 2010**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 1

PROSPECT POOLS 6 FAWN HILL ROAD POOL

CEASE AND DESIST ORDERS ISSUED: 8

AS INSTRUCTED BY OUR ATTORNEY

WYNDHAM AT CHATFIELD LLC.
WYNDHAM HOMES REALTY INC.
WYNDHAM HOMES INC.
WYNDHAM HOMES INC.
CHATFIELD FARMS
CHATFIELD FARMS II
AUPORA ROSA
AURORA ROSA LLC.

ALL 8 CEASE AND DESISTS RELEASED, AS ORDERED BY THE PLANNING AND ZONING COMMISSION AT THE NOVEMBER 18TH MONTHLY MEETING.

***DAVE RYBINSKI 7 QUAIL HOLLOW
THIS PROPERTY IS STILL NOT IN COMPLIANCE WITH THE ZONING REGULATIONS.

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

DEC 20 2010