



Planning and Zoning Commission

Regular Meeting Minutes
Jan 21, 2010
Draft Minutes Subject to Modification

Present: Chairman McDuffie, Commissioners: Vitale, Chadderton, Hinman, Trzaski, Fitzpatrick and Betkoski (7:47).
Absent: Commissioners Burns and Fernandes.

I Call to Order

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:45 P.M. The pledge of Allegiance was recited.

II Approval of Minutes

A motion to approve the minutes of the Dec 17, 2009 regular meeting as submitted was made by Comm. Fitzpatrick and 2nd by Comm. Chadderton. 6 in favor. 1 Abstention.

III Comments from the Public

Attorney Savarese, representing Carl Marino, came forward and spoke with the commission regarding his clients predicament with having a residence in an IPD zone and not being able to alter his home structure and be in compliance with zoning regulations. They have been to the ZBA and have been turned down, they are currently in appeal time from a court decision. They are seeking some indication as to what the commission will or can do with this situation.

Chairman McDuffie asked three times if there was anyone else to speak and no one came forward.

IV Zoning Enforcement Officer Report

The Z E O gave a verbal report in which he stated that he issued 2 business permits and released 1 cease and desist order. After a brief discussion, a motion to accept the report as submitted was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

- V Town Engineers Report
The Town Engineer was in attendance and gave a verbal report. He noted that the fees for 3 Alliance Circle, Phase I, were accurate. The commission had asked him, last month to look into the fee amount and let the board know his opinion. A motion to accept report as delivered was made by Comm. Vitale and 2nd by Comm. Fitzpatrick. All in favor.
- VI Town Planning Consultant Report
Brian Miller was not in attendance. No report was submitted.
- 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 – No activity
3) Incentive Housing – No activity
- X New Business
1)P-2009-181, H I Stone – After a brief overview by Zachary Lessard, a motion to amend the application to include a Special Exception permit was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor. A motion to set a public hearing for 7:00 P.M., Feb 18, 2010 was made by Comm. Chadderton and 2nd by Comm. Hinman. All in favor.
2)Speedy Crete LLC, 41 Lancaster, courtesy appearance letting the commission know that they are a mobile mix concrete business on wheels. A 50 ft silo will sit on the property, sand & stone piles will be on the property also. Truck will be filled and then leave premises. A motion to approve site for submitted use was made by Comm. Chadderton and 2nd by Comm. Betkoski.
- XI New Applications
Bill Taylor, came forward and as a courtesy, spoke with the commission and informed them about the subway franchise that will be opening up on Main Street. The hours will be 10 – 10, they have their building permit and also their permit from the Health Dept. After a brief discussion, the commission wished them good luck and welcomed them to Beacon Falls.
- XII Correspondence and Payment of Bills
A motion to pay bills as submitted was made by Comm. Vitale and 2nd by Comm. Hinman. All in favor.

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XIII Petitions from Commissioners

Comm. Chadderton brought up for discussion, the issue of the residential houses in the Industrial Zone. He doesn't feel that P & Z should deal with the issue, the houses were grandfather in as residential.

A motion to add Election of Officers to the agenda was made by Comm. Trzaski and 2nd by Comm. Vitale. All in favor.

A motion to nominate Kevin McDuffie as Chairman was made by Comm. Betkoski and 2nd by Comm. Trzaski. All in favor. Nomination accepted.

A motion to nominate Carl Vitale as Vice Chairman was made by Comm. McDuffie and 2nd by Comm. Trzaski. All in favor. Nomination accepted.

A motion to nominate David Chadderton as Secretary was made by Comm. McDuffie and 2nd by Comm. Hinman. All in favor. Nomination accepted.

XIV Adjournment

A motion to adjourn was made at 9:30 P.M. by Comm. Betkoski and 2nd by Comm. Vitale. 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, 23 Jan 2010

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