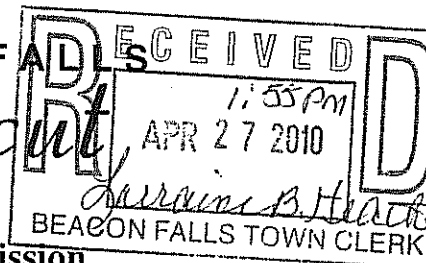


Town of BEACON FALLS

Regular Meeting Minutes
April 15, 2010

Draft Minutes Subject to Modifications

Planning and Zoning Commission



Present: Chairman McDuffie, Commissioners Vitale, Burns, Hinman and Fitzpatrick.
Absent: Commissioners Betkowski, Chadderton, Fernandes and Trzaski.

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:37 P.M.. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the March 18, 2010 regular meeting was made by Chairman McDuffie and 2nd by Conn. Hinman. All in favor.

III COMMENTS FROM THE PUBLIC

No comments from the public.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not in attendance but submitted a written report which showed 11 site inspections, 10 Plot Plan reviews and 7 Certificates of Zoning Compliance issued. A motion to accept the written report as submitted was made by Comm. Hinman and 2nd by Comm. Fitzpatrick. All in favor.

V TOWN ENGINEERS REPORT

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

VI TOWN PLANNING CONSULTANT

1) Brian Miller shared with the committee a letter that he received from Mr. SanAngelo, Chairman of the Economic Development Commission, requesting that the Planning and Zoning Commission visit the current parking requirements in place and possibly revise them.
A motion to approve report as given was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT - STATE

No Activity

VIII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT - TOWN

Brian Miller stated that the Open space and land use committee that was endorsed by the Planning and Zoning Commission held a meeting and

the primary purpose was to gather preliminary information for update of the Plan of Conservation and Development.

IX OLD BUSINESS

1) Chatfield Farms - No activity

2) Discussion of Naug. River Corr. Study - Brian Miller noted that at last months meeting he handed out a draft on the Incentive Housing, noting the benefits to the town allowing uses that will revitalize and provide affordable housing in town.

3) Incentive Housing - incorporated with item #2 above.

* A motion to recess in order to open a scheduled public hearing was made by Comm. Vitale and 2nd by Comm. Fitzpatrick. All in favor.

* A motion to reconvene was made at 8:42 P.M. by Comm. Vitale and 2nd by Comm. Fitzpatrick. All in favor.

* A motion to add application P-2010-183, Flood Plain, Section 53 to the agenda under New Business was made by Comm. Vitale and 2nd by Comm. Hinman. All in favor.

X NEW BUSINESS

1) Haynes Construction - Breault Road - No activity

2) P-2010-183 - Flood Plain District - Discussion and or Vote:

After discussion a motion to adopt the comprehensive review of Section 53 of the Flood Plain District Zoning Regulations as submitted with the following changes: 1) Market Value shall be determined by an independent professional appraisal or property assessed values minus land value as selected by land owner. 2) Variance Procedures shall be by "Zoning Board of Appeals". 3) Adoption of 4 options listed on page 8 of the 9 page document (available with Zoning Regulations). This approval will have an effective date of June 1, 2010.

Brian Miller will see to the changes be incorporated into the Zoning Regulations currently on file with the office of the Town Clerk.

Motion was made by Comm. Vitale and 2nd by Comm. Hinman. All in favor.

XI NEW APPLICATIONS

No new applications

XII CORRESPONDENCE AND PAYMENT OF BILLS

A motion to accept correspondence and payment of bills as submitted was made by Comm. Vitale and 2nd by Comm. Hinman. All in favor.

XIII PETITIONS FROM COMMISSIONERS

There were no petitions from commissioners.

IV ADJOURNMENT

A motion to adjourn was made by Comm. Hinman at 9:00 P.M. and 2nd by Comm. Fitzpatrick. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk, 17 April 2010

APR 27 2009

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
APRIL 2010**

SITE INSPECTIONS: 11

PLOT PLAN REVIEW: 10

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 7

MIKE BOTTI	215 SOUTH MAIN STREET	AUTO REPAIR
JOE DECRESENZO	99 FELDSPAR AVENUE	FENCE
WYNDHAM HOMES	31 CHATFIELD DRIVE	HOME
WYNDHAM HOMES	6 DOGWOOD LANE	HOME
JOYCE NESTA	35 BETHANY ROAD	FENCE
MIKE SALAMME	8 OAKWOOD DRIVE	HOME
MIKE KRENESKY	22 MAPLE AVENUE	POOL/DECK

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

APR 27 2009