

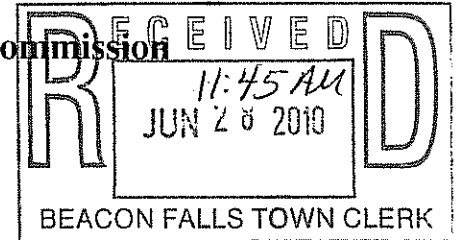
# Town of BEACON FALLS Connecticut

## Planning and Zoning Commission

Regular Meeting Minutes

May 20, 2010

Draft Minutes Subject to Modifications



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

Absent: Commissioner Vitale.

### I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:38 P.M.. The Pledge of Allegiance was recited.

\*\* A motion to add Proposed Amendment, Section 10 to the agenda under Old Business was made by Comm. Hinman and 2<sup>nd</sup> by Comm. Fitzpatrick. All in favor.

### II APPROVAL OF MINUTES

A motion to approve the minutes of the May 20, 2010 regular meeting was made by Comm. Trzaski and 2<sup>nd</sup> by Comm. Fitzpatrick. 6 in favor. 1 abstention by Comm. Hinman.

A motion to approve the minutes of the Public Hearing on Proposed Amendment, Section 10, May 20, 2010 was made by Comm. Trzaski and 2<sup>nd</sup> by Comm. Fitzpatrick.. 6 in favor. 1 abstention by Comm. Hinman.

### 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, 9 Plot Plan reviews and 6 Certificates of Zoning Compliance issued. A motion to accept the written report as submitted was made by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. Hinman. All in favor.

### V TOWN ENGINEERS REPORT

The Town Engineer was present and submitted a verbal report which included an update on the Depot Street Bridge. Mr. Galligan stated that the bridge traffic will be switched to the other side in the next couple of days in order to work on the remaining side and that the painting is

expected to be completed by the end of July.

A motion to accept the report as given was made by Comm. Trzaski and 2<sup>nd</sup> by Comm. Hinman. All in favor.

VI TOWN PLANNING CONSULTANT

Not in attendance and no written report was submitted.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No activity.

VIII OLD BUSINESS

1) Chatfield Farms - Richard Schunk requested a renewal of approvals for Chatfield Farms P-2003-114SP, phases 1 and 2 and P-2004-130SP, 3, 4 and 5. A motion to renew above referenced applications for approval as requested until April 21, 2015 was made by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. Hinman. All in favor.

A motion to accept a restoration bond in the amount of \$250,000.00 in lieu of a \$1 million site improvement bond for Chatfield Farms phases 3, 4 and 5 was made by Comm. Trzaski and 2<sup>nd</sup> by Comm. Hinman. All in favor.

2) Proposed Amendment, Section 10 - After a brief discussion, a motion was made by Comm. Fitzpatrick to approve the amendments to Section 10 and the motion was 2<sup>nd</sup> by Comm. Chadderton. 6 in favor. 1 abstention. Effective date of July 17, 2010. A copy of changes are included with these minutes.

IX NEW BUSINESS

No new business

X NEW APPLICATIONS

No new applications

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. Chadderton. All in favor.

XII PETITIONS FROM COMMISSIONERS

Comm. Fitzpatrick requested a larger copy of the zoning map. It was suggested that Brian Miller should be able to provide that.

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Fitzpatrick at 8:35 P.M. and 2<sup>nd</sup> by Comm. Hinman. All in favor.

Respectfully submitted,

*Mary Ellen Fernandes*

Clerk, June 20, 2010

JUN 28 2010

**ZONING ENFORCEMENT OFFICIAL  
MONTHLY REPORT  
JUNE 2010**

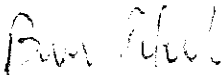
**SITE INSPECTIONS: 11**

**PLOT PLAN REVIEW: 9**

**CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 6**

RICH MANGIONE	149 OLD TURNPIKE ROAD	BUILDING
CRYSTAL GRIFFIN	469 SKOKORAT ROAD	POOL
DARLENE LESSEN	92 FELDSPAR AVENUE	SHED
AMANDA IANNIRUBERTO	5 HALEY RIDGE ROAD	SHED
WILLIAM ALLEN	31 COOK LANE	POOL
MIKE SALAMME	5 OAKVIEW DRIVE	HOME

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

JUN 28 2010

PROPOSED AMENDMENT  
SECTION 10 OF THE ZONING REGULATIONS

**10.5.1** The use, building or other structures shall conform to all other requirements of these regulations; **except that residential uses or structures located in *ANY* zone may be expanded or enlarged provided any building expansion complies with all requirement of the R-1 Zone and the number of dwelling units does not increase.**

**10.5.3** A building or structure containing a residential use and located in a *ANY* zone may be maintained or repaired including the making of structural alterations. Such buildings or structures may be demolished and replaced by a new building or structure provided any expansion of said building or structure does not violate any requirements of the R-1 Zone and if such building or structure is located on the site, it shall conform to all requirements of the R-1 Zone.

JUN 28 2010

MAR 25 2010