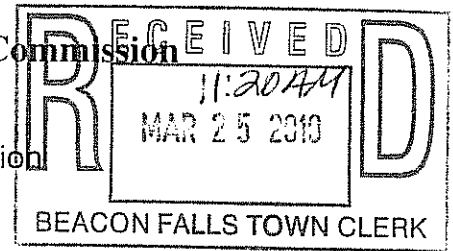


Town of BEACON FALLS
Connecticut

Planning and Zoning Commission
Regular Meeting Minutes
Mar 18, 2010
Draft Minutes Subject to Modification



Present: Chairman McDuffie, Commissioners: Chadderton, Burns, Trzaski, Fitzpatrick, Betkoski (7:46) and Hinman.
Absent: Commissioners Vitale and Fernandes.

I Call to Order

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:40 P.M. The pledge of Allegiance was recited.

II Approval of Minutes

A motion to approve the minutes of the Feb 18, 2010 public hearing on application P-2009-181, H I Stone, was made by Comm. Chadderton and 2nd by Comm. Trzaski. 5 in favor. 1 abstention.

A motion to approve the minutes of the Feb 18, 2010 regular meeting as submitted was made by Comm. Chadderton and 2nd by Comm. Burns. 5 in favor. 1 abstention.

III Comments from the Public

No comments from the public.

A motion to allow the chairman to vary the agenda was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

VI Town Planning Consultant Report

Brian Miller noted to the commission that the plan of conservation needs to be updated and he passed out a memorandum from the BOS that recommends that the Planning and Zoning Commission endorse the current land use committee to work along with him, as they feel that the current committee is a good representation of all boards and commissions. A motion to endorse as requested 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.
- 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 – Brian Miller suggested to the commission that they look over the material that he has given them and move forward with this project – possibly schedule a public hearing on it. The commission asked him to look at lot sizes and potentially how many units there would be and he told them that he would give them that information at next months meeting.
Michael Krenesky, Maple Avenue noted that Railroad Ave has had 3 or 4 previous attempts to revamp that area.
It was decided that the commission would look over all materials and that at next months meeting they will address all issues and questions. Also noted was that in order for any state money to be disbursed, they will need to obtain state approval.
3) Incentive Housing – No activity – Same as above (Naugatuck River Corridor Study)
- X New Business
1) Proposed Amendment to Section 10 – P & Z regulations – Brian Miller stated that Attorney Savarese does not want to make application but will pay costs incurred if the matter is brought to a public hearing. After a brief discussion in which the commission recognized that there are some problems for residential homes in that area, a motion to set a public hearing for May 20, 2010 at 7:15 P.M. was made by Comm. Trzaski and 2nd by Comm. Fitzpatrick. All in favor.
- XI New Applications
No activity
- XII Correspondence and Payment of Bills
A motion to pay bills as submitted was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

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A motion to recess was made by Comm. Betkoski and 2nd by Comm. Hinman. All in favor.

A motion to resume the meeting at 9:10 P.M. was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

XIII Petitions from Commissioners

Comm. Chadderton commented that the area "road to nowhere" has steep slopes and he doesn't believe that it would be safe or pleasing to the eye for a project to be developed there. He requested that the commissioners check out the area.

IV Zoning Enforcement Officer Report

The Z E O submitted a written report which showed 12 site inspections, 8 Plot Plan reviews and 4 certificates of zoning compliance.

After a brief discussion, a motion to accept the report as submitted was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

XIV Adjournment

A motion to adjourn was made at 9:20 P.M. by Comm. Fitzpatrick and 2nd by Comm. Hinman. 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, 20 Mar 2010

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**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
MARCH 2010**

SITE INSPECTIONS: 12

PLOT PLAN REVIEW: 8

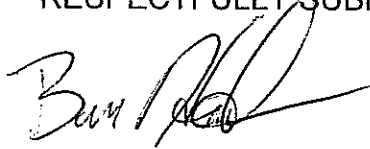
CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 4

GEORGE MEDER
LINDA JASINSKI
NADINE DRMIC
STAN CHOMIAK

17 OLD TURNPIKE ROAD
74 AVENUE C
21 HALEY RIDGE ROAD
3 STARWOOD LANE

PET GROOMING
ADDITION
IN LAW APARTMENT
ROOM RENTALS

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

MAR 25 2010