

TOWN of BEACON FALLS
Connecticut

9:45 AM

DEC 22 2011

Garraine B. Heath

Regular Meeting Minutes
 Dec 14, 2011
 Draft Minutes Subject to Modifications

Present: Chairman McDuffie, Commissioners Fitzpatrick, Chadderton, Betkowski, Hinman 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

was made by Comm. Betkoski and 2nd by Comm. Chadderton. 3 in favor. 3 abstentions.

III COMMENTS FROM THE PUBLIC

Chairman McDuffie asked if there were any public comments and Selectman Chris Bielak came forward and extended his thanks to the board members for their time and efforts and said that he is looking forward to working with all of the members.

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

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report which showed 8 certificates of compliance being issued and 3 pending legal matters. A motion to accept as presented was made by Comm. Fitzpatrick 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

The town planning consultant was not in attendance and did not submit a written report. Chairman McDuffie noted to the members that he would get a copy of the Plan of Conservation Draft and pass them out to each member of the commission.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No activity. It was noted that the December 2011 meeting has been cancelled and the next meeting will be January 25, 2012 at 7:30 P.M.

VIII OLD BUSINESS

1) Dr. Dey, P-2011-1/88 - Jim Cassidy, engineer came forward representing the applicant. Mr. Cassidy explained that they need to request a site plan revision, they need to relocate the driveway location which needs state approval as well. The state requires the location to meet the site line requirements.

Chairman McDuffie told the commission that he had received approval letters from the ZBA and Inland Wetland Commissions.

A motion to approve the driveway site changes as proposed was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

IX NEW BUSINESS

Robert Spear, 14 Lake View Rise, came forward and asked the commission to take on some responsibility as to the outstanding issues at Chatfield Farms. He has been in contact with Jim Galligan, regarding a punch list from Oct 28, 2011, but noted that Mr. Galligan said that he is too busy and has more important issues to deal with.

Mr. Spear feels that the town has a responsibility to see that these issues are cleared up and asked that the commission please have Mr. Galligan send a transmittal letter to Cherry Hill.

Chairman McDuffie said that he will talk with Jim Galligan.

X NEW APPLICATIONS

No new applications were submitted.

XI CORRESPONDENCE AND PAYMENT OF BILLS

A motion to accept payment of bills as submitted, with the exception of the invoices from Waterbury Republican which showed charges incurred by other commissions, was made by Comm. Trzaski and 2nd by Comm. Chadderton. All in favor.

A motion to allow Chairman McDuffie to sign and approve the clerk's bill was made by Comm. Hinman and 2nd by Comm. Fitzpatrick.

All in favor.

XII PETITIONS FROM COMMISSIONERS

Chairman McDuffie read a letter from former First Selectman Susan Cable which thanked all of the board members for all of their hard work, and let them know that it was greatly appreciated.

1) Election of Officers - After a brief discussion in which it was stated that there was much confusion in the Town Clerk's office as to the current status of some appointments, a motion was made to table Election of Officers until the January 2012 meeting. The motion was made by Comm. Fitzpatrick and 2nd by Comm. Trzaski. All in favor.

Comm. Chadderton stated once again that the regulation books need to be updated and suggested that either Jim Galligan or Brian Miller would most likely be the best avenue to accomplish this.

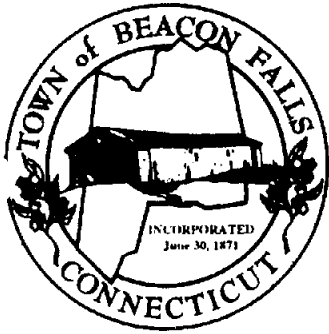
XIII ADJOURNMENT

A motion to adjourn was made by Comm. McDuffie at 8:40 P.M. and 2nd by Comm. Fitzpatrick. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk, Dec 16, 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

3:19 PM
Dec 15, 2011
Frank A. Berberich

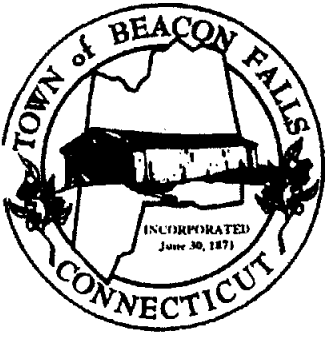
Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held Dec 14, 2011 the following motions were made and accepted.

- 1) A motion to approve the minutes of the Nov 17, 2011 regular meeting as submitted. All in favor.
- 2) A motion to accept ZEO report as submitted. All in favor.
- 3) A motion to approve site changes pertaining to the driveway entrance, Dr. Dey, P-2011-188, as per state requirements. All in favor.
- 4) A motion to pay of bills as submitted. All in favor.
- 5) A motion to table Election of Officers to next month. All in favor.
- 6) A motion to adjourn at 8:40 P.M. All in favor.

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

Mary Ellen Fernandes
Clerk, Dec 15, 2011



Town of BEACON FALLS *Connecticut*

Planning and Zoning Commission

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

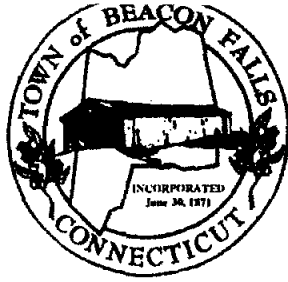
3:55p4
DEC 13 2011
Linda D. Skedwell

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, Dec 15, 2011 at 7:30 P.M.

- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - Nov 17, 2011
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Dr. Dey, P-2011-188 - site plan
- IX NEW BUSINESS
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
 - 1) Election of Officers
- XIII ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 11 Dec 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

LEGAL NOTICE

3:21 pm
NOV 28 2011
Junda Heberkwith

At the Regular Meeting of the Planning and Zoning Commission of the Town of Beacon Falls, held on Nov 17, 2011, a motion to APPROVE as submitted, the 8-24 referral, submitted by Regional School District #16 - as follows:

RESOLUTION OF PLANNING AND ZONING COMMISSION MINUTES
TOWN OF BEACON FALLS

Item .

RESOLVED, that the Planning and Zoning Commission of the Town of Beacon Falls approves the following project of Regional School District Number 16 pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut:

Renovations and additions to the existing Laurel Ledge School at 30 Highland Avenue in the Town of Beacon Falls in order to support a population of approximately 451 students (pre-kindergarten through grade 5). The project is contemplated to include construction of new corridors to link the currently free-standing facility buildings in order to allow for internal and covered circulation to all school facilities, roof replacement, mechanical system controls improvements, air conditioning installation, removal of entrance canopies, exterior brick and roof fascia repairs, provision of handicap accessible toilet facilities, provision of two additional classrooms, multipurpose space acoustic improvements, and kitchen/cafeteria space and equipment refurbishment. Site improvements are contemplated to include parking and circulation improvements, refurbishment of existing open space to support one athletic field for soccer and football, one softball/Little League baseball field, playscapes, and a paved play area.

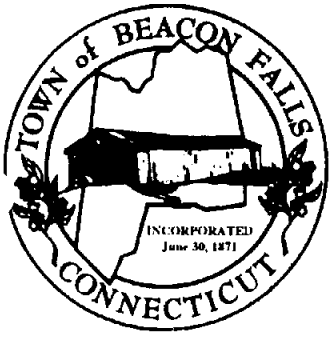
FURTHER RESOLVED, that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the any such use is in compliance with any such applicable laws, regulations or permit approvals.

FURTHER RESOLVED, that the Commission report its approval of this project, for purposes of Section 8-24 of the General Statutes, by sending a certified copy of this resolution to Regional School District Number 16.

Mary Ellen Fernandes
Clerk, P & Z Commission

Please publish on Nov 30, 2011

FAXED
11/28/11
9:38 PM



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

9:23 AM
NOV 17 2011
Jenna H. Beckwith

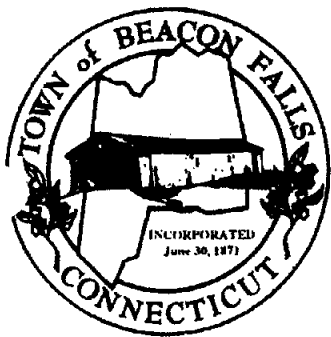
Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held Nov 17, 2011 the following motions were made and accepted.

- 1) A motion to approve the minutes of the Oct 20, 2011 regular meeting as submitted. All in favor.
- 2) A motion to table Dr. Dey, P-2011-188, site plan until next month. All in favor.
- 3) A motion to add discussion and or vote, Region 16, 8-24 referral to the agenda. All in favor.
- 4) A motion to approve 8-24 referral, Region 16. All in favor.
- 5) A motion to pay of bills as submitted. All in favor.
- 6) A motion to add Election of Officers to the agenda for next month. All in favor.
- 7) A motion to update regulation and sub division books. All in favor.
- 8) A motion to adjourn at 8:19 P.M. All in favor.

Present: Vice Chairman Chadderton, Commissioners Burns, Fitzpatrick, Betkoski, and Taylor.

Mary Ellen Fernandes
Clerk, Nov 17, 2011



Town of BEACON FALLS Connecticut

Planning and Zoning Commission

3:15 pm
NOV 28 2011
Kudat/Beckwith

Regular Meeting Minutes
Nov 17, 2011
Draft Minutes Subject to Modifications

Present: Vice Chairman Chadderton, Commissioners Taylor, Fitzpatrick, Burns, Betkowski.

- I CALL TO ORDER
Vice Chairman Chadderton 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.
- II APPROVAL OF MINUTES
A motion to approve the minutes of the Oct 20, 2011 regular meeting was made by Comm. Fitzpatrick and 2nd by Comm. Betkoski. All in favor.
- III COMMENTS FROM THE PUBLIC
Vice Chairman Chadderton asked three times if any one had any comments and no one came forward.
- IV ZONING ENFORCEMENT OFFICERS REPORT
The ZFO was not in attendance and did not submit a written report.
- V TOWN ENGINEERS REPORT
The Town Engineer was not in attendance and did not submit a written report.
- VI TOWN PLANNING CONSULTANT
The town planning consultant was not in attendance and did not submit a written report.
- VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT
No activity.
- VIII OLD BUSINESS
1) Dr. Dey, P-2011-1/88 - Tabled until Dec 2011 meeting.

2)Region 16 / 8-24 referral - Hugh Potter, Business Manager for Regional School District #16 came forward and discussed the plans for the proposed improvements to the schools in Region 16. He noted that a referendum is scheduled for December 20, 2011.

Comm. Fitzpatrick made a motion to add Discussion and or Vote to the agenda for Region 16 , 8-24 referral, seconded by Comm. Taylor. All in favor.

3)Region 16 / 8-24 referral, discussion and or vote - Vice Chairman Chadderton read the referral into the minutes. A motion to approve was made by Comm Fitzpatrick and seconded by Comm. Betkoski. All in favor.

IX NEW BUSINESS

No activity.

X NEW APPLICATIONS

No new applications were submitted.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

It was noted that there seemed to be much confusion as to the terms of the current board. The office of the Town Clerk was not clear as to who was up for reappointment. Vice Chairman Chadderton said that he would go into the Town Clerks office and do the necessary research to find the accurate information regarding the commissioners appointments and terms Vice Chairman Chadderton also noted that the regulations that are in the town clerks office are out of date.

A motion to update the regulations and subdivision regulations was made by Comm. Fitzpatrick and seconded by Comm Betkoski. All in favor.

A motion to add Election of Officers to the agenda for the December 2011 meeting was made by Comm. Fitzpatrick and seconded by Comm. Taylor. All in favor.

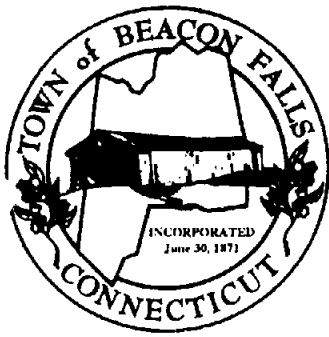
XIII ADJOURNMENT

A motion to adjourn was made by Comm. Taylor at 8:22 P.M. and 2nd by Comm. Fitzpatrick. All in favor.

Respectfully submitted,

Mary Ellen Fernandez

Clerk, Nov 18, 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

9:26 AM

NOV 15 2011

Paula H. Beckwith

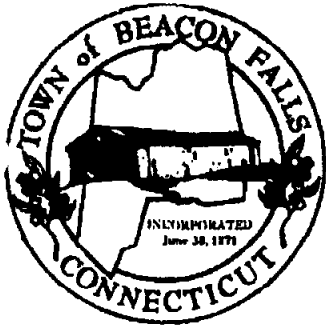
Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, Nov 17, 2011 at 7:30 P.M.

- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - Oct 20, 2011
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Dr. Dey, P-2011-188 - site plan
 - 2) Region 16 / 8-24 referral
- IX NEW BUSINESS
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 14 Nov 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

Regular Meeting Minutes
 Oct 20, 2011
 Draft Minutes Subject to Modifications

9:00 AM
 NOV 18 2011
Linda Beckwith

Present: Chairman McDuffie, Commissioners Taylor, Fitzpatrick, Burns, Hinman, Betkowski and Groth.

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:36 P.M.. The Pledge of Allegiance was recited.

** A motion to add Region 16 to the agenda under New Business was made by Comm. Fitzpatrick and 2nd by Comm. Taylor. All in favor.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Sept 15, 2011 regular meeting was made by Comm. Hinman and 2nd by Comm. Fitzpatrick. All in favor. A motion to approve the minutes of the Public Hearing, Zone Text Amendment, was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

III COMMENTS FROM THE PUBLIC

Chairman McDuffie asked three times if any one had any comments and no one came forward.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report which showed that 6 certificates of compliance were issued , 1 certificate of compliance was denied and 4 cases are pending and in the office of Attorney Byrne.

A motion to accept the report as submitted was made by Comm. Fitzpatrick 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. Chairman McDuffie noted that he had spoken with Jim Galligan

and he said that he is working with Chatfield Farms with regard to drainage issues.

VI TOWN PLANNING CONSULTANT

The town planning consultant was not in attendance and did not submit a written report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

It was noted that the sewer map was being worked on and is almost ready to be filed with the state. It needs to go to C.O.G. for review and then it will be presented to this commission.

VIII OLD BUSINESS

1) Dr. Dey, P-2011-1/88 - Chairman McDuffie noted that he has not heard from Dr. Dey or his representatives.

IX NEW BUSINESS

1) Region 16 - 8-24 referral - A letter was received from Hugh W. Potter, Business Mgr. at Regional School District #16 which requested approval of C.G. S. Section 8-24 re: Improvement Plan.

After discussion, the commission decided that they wanted additional information and requested that a special meeting be held, with a representative from Region 16 in attendance.

A motion to recess was made at 8:17 by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

A motion to resume the meeting at 8:20 was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

A motion to hold a special meeting on November 1, 2011 at 7:30 P.M. was made by Comm. Fitzpatrick and 2nd by Comm. Taylor. All in favor.

X NEW APPLICATIONS

No new applications were submitted.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

1) Chairman McDuffie reminded the commissioners present that they should be careful not to get involved in personal issues that come before the board. He asked them to stay removed in order to minimize the commissions liability.

XIII ADJOURNMENT

A motion to adjourn was made by Chairman McDuffie at 8:54 P.M. and 2nd by Comm. Hinman. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk, Oct 25, 2011

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
OCTOBER 2011**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 6

MARY WINNE	102 BEACON VALLEY ROAD	SHED
NICOLE DAULIZIO	118 NORTH MAIN STREET	SHED
FRANK QUINTILIANO	25 NOE PLACE	FENCE
SEABOARD PROPERTIES	2 BURTON ROAD	RETAINING WALL
CALVIN FORDHAM	100 BEACON VALLEY ROAD	CHICKEN COOP
BRETT BUCCIARELLI	473 RIMMON HILL ROAD	ADDITION

CERTIFICATE(S) OF COMPLIANCE DENIED: 1

ED ZALDOMBIDE	34 LASKY ROAD	SETBACKS
---------------	---------------	----------

ORDERS PENDING: 4

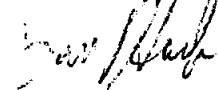
DAVE RYBINSKI	7 QUAIL HOLLOW	BLIGHT
CEASE AND DESIST ISSUED BLIGHT CITATION ISSUED GOING TO COURT		

KEN MAGDA	11 FAIRFIELD PLACE	BLIGHT
LIEN NOW ON LAND RECORDS		

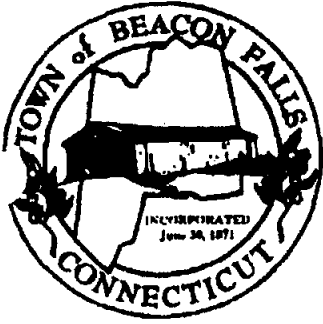
WYNDHAM HOMES	CHATFIELD DRIVE	EARTH PRODUCTS
CEASE AND DESIST ISSUED ZONING BOARD OF APPEALS UPHELD THE CEASE AND DESIST ORDER. NO EARTH PRODUCTS CAN BE REMOVED FROM SITE.		

STANLEY PETERSEN	177 LASKY ROAD	JUNKYARD
A SITE INSPECTION TO CHECK FOR COMPLIANCE IS PENDING.SITE IS ALMOST CLEANED UP.		

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

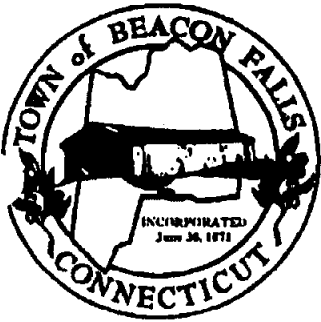
9:00 AM
OCT 28 2011
Hudson Beekwith

NOTICE OF SPECIAL MEETING

The Planning and Zoning Commission of the Town of Beacon Falls will hold a special meeting on **Nov 1, 2011 at 7:30 P.M.** at the Meeting Room, 10 Maple Ave., Beacon Falls, Ct. 06403.

The purpose of this special meeting is to gather information regarding the request of Region 16 for approval of C.G.S. Section 8-24 for Region 16 Elementary Schools and Administrative Facilities Improvement Plan.

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 27 Oct 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

Special Meeting Agenda

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

9:00 AM
OCT 28 2011
Judith H. Beckwith

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Special Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, CT. 06403 on Nov 1, 2011 at 7:30 P.M.

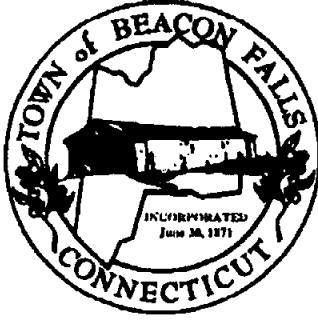
I Call to Order

II New Business

- 1) Informational gathering regarding C.G.S. Section 8-24 for Region 16 Elementary and Admin. Facilities Improvement Plan.
- 2) Discussion and or vote on C.G.S. Section 8-24 / Region 16 Improvement Plan.

III Adjournment

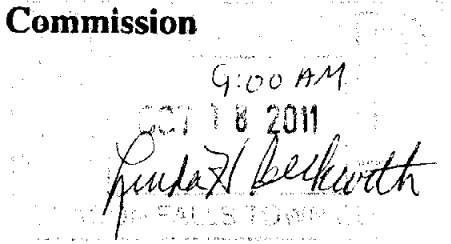
Respectfully submitted,
Mary Ellen Fernandes



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

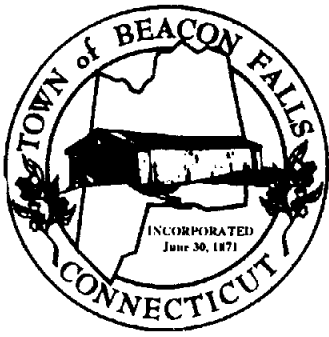


Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, October 20, 2011 at 7:30 P.M.

- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - Sept 15, 2011
 - 2) P.H. Minutes, Zone Text Amendment
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Dr. Dey, P-2011-188 - site plan
- IX NEW BUSINESS
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

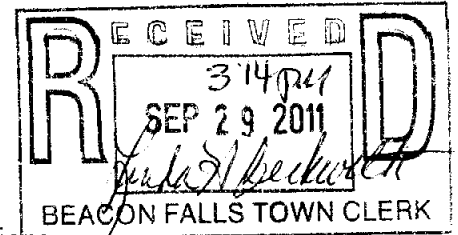
Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 17 Oct 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

Regular Meeting Minutes
Sept 15, 2011
Draft Minutes Subject to Modifications



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

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:31 P.M.. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Aug 18, 2011 regular meeting was made by Comm. Hinman and 2nd by Comm. Fitzpatrick. All in favor.

A motion to approve the minutes of the Aug 18, 2011 Public Hearing, P-2011-187, Pinesbridge Rec. Facility, as submitted was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

A motion to approve the minutes of the Aug 18, 2011 Public Hearing, P-2011-186, Dr. Dey, Zone Change, as corrected to read was approved, from R1 to IPD, was made by Comm. Chadderton and 2nd by Comm. Hinman. All in favor.

III COMMENTS FROM THE PUBLIC

Chairman McDuffie asked three times if any one had any comments and no one came forward.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report which showed that 9 certificates of compliance were issued , 1 certificate of compliance was denied and 4 cases are pending and in the office of Attorney Byrne.

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

The town planning consultant was not in attendance and did not submit a written report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No report.

**** A motion to vary the agenda was made by Comm. Chadderton and 2nd by Comm. Burns. All in favor.**

**** A motion to add Zone Text Amendment to the agenda under Old Business was made by Chairman McDuffie and 2nd by Comm. Fitzpatrick. All in favor.**

VIII OLD BUSINESS

1) Dr. Dey, P-2011-1/88 - site plan, discussion tabled until the October 2011 monthly meeting.

2) Discussion and or Vote, Zone Text Amendment, Section 9 and 9.2.5 - Comm. Fitzpatrick felt that there was no need to add to the text, limiting Potential businesses in town.

Comm. Chadderton said that it gives the town some control.

A motion to approve the application was made by Comm. Chadderton and 2nd by Comm. Burns. 4 in favor. 3 opposed. Motion failed.

IX NEW BUSINESS

No Activity

X NEW APPLICATIONS

No Activity

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

1) Chairman McDuffie noted to the commissioners that a 2 day event will be held by the Conservation Comm, on Oct 13 at 6:00 P.M.

2) The commissioners decided to allow the Chairman to decide if the clerks pay will change.

SEP 29 2011

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Hinman at 8:16 P.M. and
2nd by Comm. Groth. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk, Aug 21, 2011

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
SEPTEMBER 2011**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 2

PAT VANCE	24 BONNA STREET	POOL
DAVE CRASKA	54 HILLSIDE DRIVE	RETAINING WALL

CERTIFICATE(S) OF COMPLIANCE DENIED: 1

SERGIO FELIX	135 PINESBRIDGE ROAD	SIDE YARD SETBACK
--------------	----------------------	-------------------

ORDERS PENDING: 4

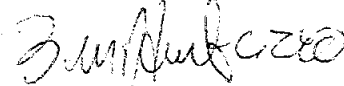
DAVE RYBINSKI	7 QUAIL HOLLOW	BLIGHT
CEASE AND DESIST ISSUED BLIGHT CITATION ISSUED GOING TO COURT		

KEN MAGDA	11 FAIRFIELD PLACE	BLIGHT
PAPERWORK GIVEN TO ATTORNEY BYRNE		

WYNDHAM HOMES	CHATFIELD DRIVE	EARTH PRODUCTS
CEASE AND DESIST ISSUED ZONING BOARD OF APPEALS UPHELD THE CEASE AND DESIST ORDER. NO EARTH PRODUCTS CAN BE REMOVED FROM SITE.		

STANLEY PETERSEN	177 LASKY ROAD	JUNKYARD
A SITE INSPECTION TO CHECK FOR COMPLIANCE IS PENDING. SITE IS ALMOST CLEANED UP.		

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

SEP 20 11

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
DECEMBER 2011**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 8

BOB DOIRON	BONNA STREET	GARAGE
RICH CLARK	245 BETHANY ROAD	DECK
DR DEY	127 PINESBRIDGE ROAD	OFFICE BUILDING
JIM DAHR	200 SKOKORAT ROAD	DECK
ED ZALDUMBIDE	34 LASKY ROAD	ADDITION/DECK
FRED SMITH	4 PATRICIA TERRACE	GENERATOR
MARGARET SMITH	53 BUCKINGHAM DRIVE	ADDITION
MIKE DAULIZIO	235 WEST ROAD	2 DECKS

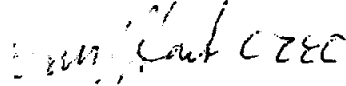
ORDERS PENDING:3

DAVE RYBINSKI	7 QUAIL HOLLOW	BLIGHT
CEASE AND DESIST ISSUED BLIGHT CITATION ISSUED		
GOING TO COURT		

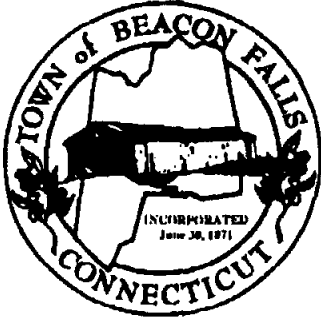
KEN MAGDA	11 FAIRFIELD PLACE	BLIGHT
LIEN NOW ON LAND RECORDS		

WYNDHAM HOMES	CHATFIELD DRIVE	EARTH PRODUCTS
CEASE AND DESIST ISSUED		
ZONING BOARD OF APPEALS UPHELD THE CEASE AND DESIST ORDER.		
NO EARTH PRODUCTS CAN BE REMOVED FROM SITE.		

RESPECTFULLY SUBMITTED



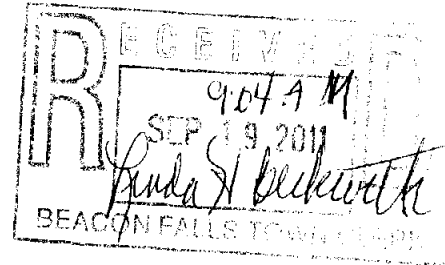
BRIAN HERB, CZEO



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

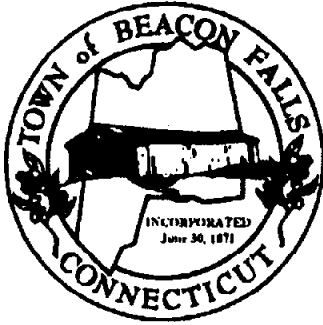
LEGAL NOTICE



At the Regular Meeting of the Planning and Zoning Commission of the Town of Beacon Falls, held on Aug 18, 2011, a motion to APPROVE Zone Text Amendment, Section 9 and Section 9.2.5 was denied by a Vote of 4 in favor and 3 opposed.

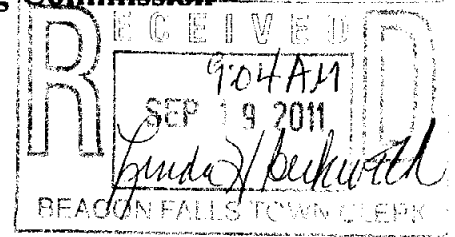
Mary Ellen Fernandes
 Clerk, P & Z Commission

Please publish on Sept 21, 2011.



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission



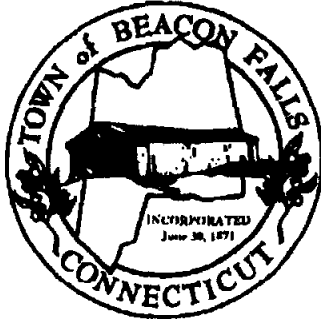
Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held Sept. 15, 2011 the following motions were made and accepted.

- 1)A motion to approve the minutes of the Aug 18, 2011 regular meeting as submitted. All in favor.
- 2)A motion to approve the minutes of the Aug 18, 2011 Public Hearing, P-2011-187, Pinesbridge Rec. Facility. All in favor.
- 3)A motion to approve the minutes of the Aug 18, 2011 Public Hearing, P-2011-186. Dr .Dey, Zone Change. All in favor.
- 4)A motion to accept correspondence and payment of bills as submitted. All in favor.
- 5)A motion to vary the agenda. All in favor.
- 6)A motion to add Zone text Amendment to the agenda . All in favor.
- 7)A motion to approve Zone Text Amendment, Section 9 and Section 9.2.5. 4 in favor. 3 Opposed. 0 Abstentions.
- 8)A motion to adjourn at 8:19 P.M. All in favor.

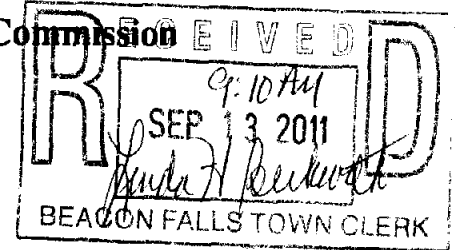
Present: Chairman McDuffie, Commissioners Chadderton, Burns, Fitzpatrick, Betkowski, Hinman and Groth.

Mary Ellen Fernandes
Clerk, Sept 17, 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission



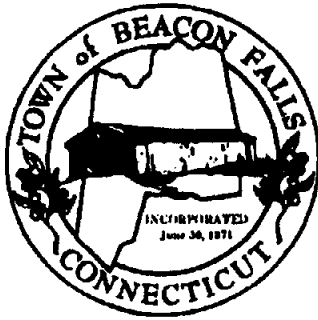
Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, Sept 15, 2011 at 7:30 P.M.

- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - Aug 18, 2011
 - 2) P.H. Minutes, P-2011-187, Pinesbridge Rec. Facility
 - 3) P.H. Minutes, P-2011-186. Dr Dey- Zone Change
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Dr. Dey, P-2011-188 - site plan
- IX NEW BUSINESS
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

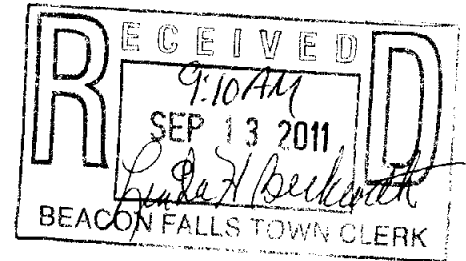
Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 22 Sept 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

Special Meeting Agenda



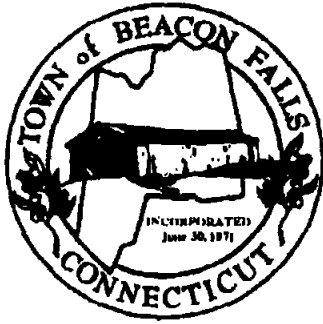
Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Special Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, CT. 06403 on Sept 15, 2011 at 7:00 P.M.

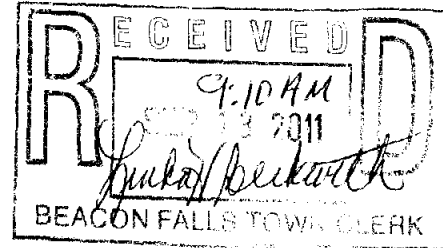
- I Call to Order
- II New Business
 - 1) Continuation of Public Hearing on Section 9 and Section 9.2.5 of the current zoning regulations.
- III Adjournment

Respectfully submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 12 Sept 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

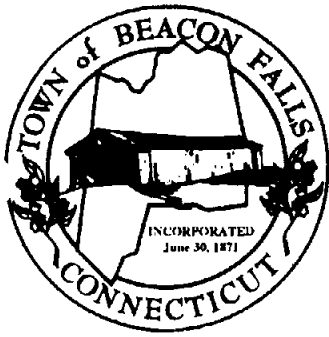


NOTICE OF SPECIAL MEETING

The Planning and Zoning Commission of the Town of Beacon Falls will hold a special meeting on **Sept 15, 2011** at 7:00 P.M. at the Meeting Room, 10 Maple Ave., Beacon Falls, Ct. 06403.

The purpose of this special meeting is to continue the public hearing on Section 9 and Section 9.2.5 of the current zoning regulations.

Respectfully Submitted,
Mary Ellen Fernandes
 Mary Ellen Fernandes
 Clerk, 12 Sept 2011



Planning and Zoning Commission

Regular Meeting Minutes
Aug 18, 2011
Draft Minutes Subject to Modifications

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

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 8:05 P.M.. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the July 21, 2011 regular meeting was made by Comm. Fitzpatrick and 2nd by Comm. Chadderton. 7 in favor. 1 Abstention.

A motion to approve the minutes of the July 21, 2011 Pubic Hearing, Zone Text Amendment, with corrections was made by Comm. Fitzpatrick and 2nd by Comm. Taylor. 7 in favor. 1 abstention.

III COMMENTS FROM THE PUBLIC

Chairman McDuffie asked three times if any one had any comments and no one came forward.

Back to Comments from the public later in the meeting:
Elliott Fuller, 7 Chatfield Farms inquired about a punch list that he is required to comprise regarding the money left with the bond.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not in attendance but submitted a written report which showed that 13 certificates of compliance were issued and 4 cases are pending and in the office of Attorney Byrne.

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 submit a written report.

VI TOWN PLANNING CONSULTANT

The town planning consultant was not in attendance and did not submit a written report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No report. The scheduled meeting was cancelled.

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

** A motion to add Chatfield Farms to the agenda under Old Business was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

VIII OLD BUSINESS

Elliott Fuller, 7 Chatfield Farms inquired about a punch list that he is required to comprise regarding the money left with the bond.

IX NEW BUSINESS

1) Discussion and or Vote on Application P-2011-186, Zone Change, 127 Pinesbridge Road - after discussion a motion to approve with an effective date of Sept 5, 2011 was made by Comm. Hinman and 2nd by Comm. Betkowski. All in favor.

2) Discussion and or Vote on Application P-2011-187, Special Exception Permit, Industrial Park, lots 3.5 and 7 - after discussion, a motion to approve with an effective date of Sept 5, 2011 was made by Comm. Hinman and 2nd by Comm. McDuffie. All in favor.

X NEW APPLICATIONS

1) Application P-2011-188 - Site Plan, 127 Pinesbridge Rd.

Jim Cassidy, Civil Engineer came forward and informed the commission that the parcel is 1.77 acres. The existing house will be removed as well as the shed. They will construct a 1 story, 5000 sq ft building in the center of the property. There will be 40 parking spaces, the majority in the front with the remaining on the side of the building. They have received Wetlands approval last Tuesday.

After discussion by the committee, a motion to approve the site plan with conditions:

1) Letter from Wetlands showing approval

2) Letter from ZBA granting parking variance (62.7.3)

3) Landscape Plan, approved by Planning and Zoning Commission

4) Applicant or representative must appear at the Sept 15, 2011 Planning and Zoning monthly meeting.

The motion was made by Comm. Hinman and 2nd by Comm. Fitzpatrick. All in favor.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

No petitions from commissioners

XIII ADJOURNMENT

A motion to adjourn was made by Comm. McDuffie at 8:56 P.M. and 2nd by Comm. Fitzpatrick.. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk, Aug 21, 2011

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
AUGUST 2011**

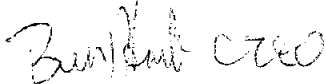
CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 13

TODD WROGG	14 FAWN HILL ROAD	DECK
PHIL BROWN	681 BURTON ROAD	DECK
RODNEY VARDON	13 NORTH MAIN STREET	SIGN
FRED JAHN	5 DOLLY DRIVE	DECK
KATHY CONRAD	555 SKOKORAT ROAD	SIGN
MARK KONEFAL	205 WEST ROAD	CHICKEN COOP
JEFF SOISSON	7 FAWN HILL ROAD	POOL
ED HUSSEY	11 FAWN HILL ROAD	POOL
JEN STOW	11 MORNINGWOOD DRIVE	IN-LAW APARTMENT
STEPHANIE WILKINSON	51 STODDARD PLACE	DECK
JAMES TRZASKI	106 BURTON ROAD	RETAINING WALL
JOHN HARMON	53 HUBBELL ROAD	HOME
JOE WITYAK	52 HILLSIDE DRIVE	POOL

ORDERS PENDING: 4

DAVE RYBINSKI	7 QUAIL HOLLOW	BLIGHT
CEASE AND DESIST ISSUED BLIGHT CITATION ISSUED GOING TO COURT		
KEN MAGDA	11 FAIRFIELD PLACE	BLIGHT
PAPERWORK GIVEN TO ATTORNEY BYRNE		
WYNDHAM HOMES	CHATFIELD DRIVE	EARTH PRODUCTS
CEASE AND DESIST ISSUED ZONING BOARD OF APPEALS UPHELD THE CEASE AND DESIST ORDER. NO EARTH PRODUCTS CAN BE REMOVED FROM SITE.		
STANLEY PETERSEN	177 LASKY ROAD	JUNKYARD
A SITE INSPECTION TO CHECK FOR COMPLIANCE IS PENDING.		

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

ATTORNEY STEVEN E. BYRNE

2B Farmington Commons, 790 Farmington Ave., Farmington, CT 06032
(860) 677-7355 (860) 677-5262 fax

To: Brian Herb, Beacon Falls Zoning Enforcement Officer
From: Steven Byrne
Date: August 18, 2011
Re: Pending Enforcement Matters -- **Attach to ZEO Report to PZC**

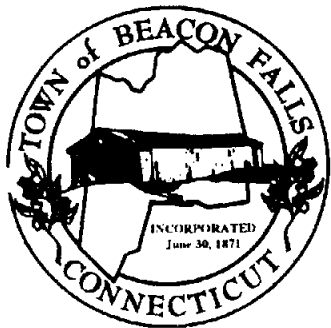
The following matters have been referred to this office for further action and their current status is reported below:

- 1) Dave Rybinski – 7 Quail Hollow Court: A cease and desist order and a blight citation were issued on this property for maintaining a junk yard. The necessary documents have been prepared for enforcing these actions and have been submitted to court. At this time, an agreement is likely with Mr. Rybinski which will prohibit the outside storage of materials and items in his sideyard and driveway. Once the agreement is signed, it will be offered to the Court as a judgment. This will allow for a court order if future violations occur.

- 2) Stan Petersen – 177 Lasky Road: A cease and desist order was served on the property owner on July 19, 2011. The zoning violation is the operation of a junkyard in a residential zone. At this time, there are over 30 derelict vehicles on site. The property owner has 30 days in which to take an appeal to the Zoning Board of Appeals. As of this date, no appeal has been filed with the Zoning Board of Appeals. If the violations persists, a letter from my office can be issued demanding compliance.

I believe this sums up the enforcement matters that are in my office.

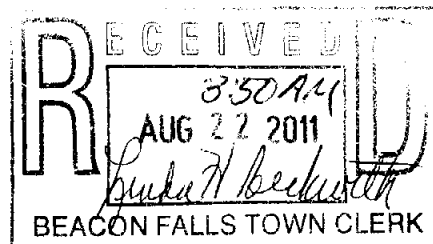
→ Given Till Sept 1 To Remove the rest.
As of 8/18/11 most 90% is cleaned up



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

LEGAL NOTICE



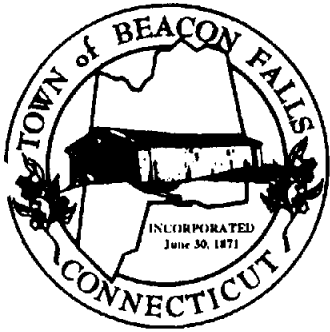
At the Regular Meeting of the Planning and Zoning Commission of the Town of Beacon Falls, held on Aug 18, 2011, a motion to APPROVE application P-2011-186, proposed zone change for property located at 127 PinesBridge Road, from R1 to IPD, was made and passed with a unanimous vote. The approval has an effective date of 9/15/11.

At the Regular Meeting of the Planning and Zoning Commission of the Town of Beacon Falls, held on Aug 18, 2011, a motion to APPROVE application P-2011-187, Special Exception, 36 Lancaster Drive, Lots 3, 5 & 7, was made and passed with a unanimous vote. The approval has an effective date of 9/15/11.

Mary Ellen Fernandes
Clerk, P & Z Commission

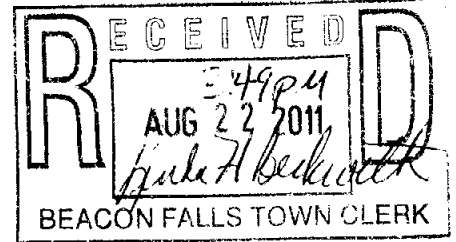
Please publish on Aug 24, 2011.

FAXED
8/21/11
9:06 PM w/hy
piper



Town of BEACON FALLS Connecticut

Planning and Zoning Commission



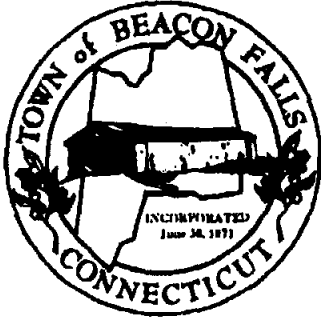
Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held Aug 18, 2011 the following motions were made and accepted.

- 1) A motion to approve the minutes of the July 21, 2011 regular meeting as submitted. 7 in favor. 1 abstention.
- 2) A motion to approve the minutes of the July 32, 2011 Public Hearing, Zone Text Amendment, as corrected. 7 in favor. 1 abstention.
- 3) A motion to accept the ZEO written report as submitted. All in favor.
- 4) A motion to vary the agenda. All in favor.
- 5) A motion to add Chatfield Farms to agenda under Old Business. All in favor.
- 6) A motion to approve application P-2011-186, Zone Change, with an Effective date of 9/15/11. All in favor.
- 7) A motion to approve application P-2011-187, with an effective date of 9/15/11. All in favor.
- 8) A motion to approve Application P-2011-188, with conditions. All in favor.
- 9) A motion to accept correspondence and payment of bills as submitted. All in favor.
- 10) A motion to adjourn at 8:56 P.M. All in favor.

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

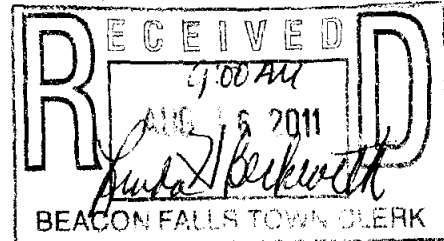
Mary Ellen Fernandes
Clerk, Aug 18, 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

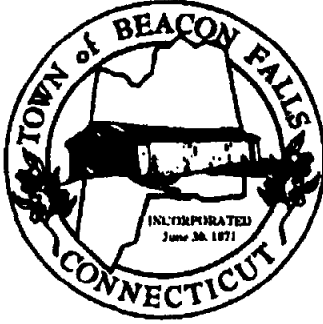


Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be hold at the Meeting Rnm, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, Aug 18, 2011 at 7:30 P.M.

- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - July 21, 2011
 - 2) P.H. Minutes, Zone Text Amendment, July 21, 2011
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
- IX NEW BUSINESS
 - 1) Discussion and or Vote on Application P-2011-186
 - 2) Discussion and or Vote on Application P-2011-187
- X NEW APPLICATIONS
 - 1) Discussion of P2011-188 - Site Plan, 127 Pinesbridge Road, Dr. Dey.
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clérk, 14 Aug 2011

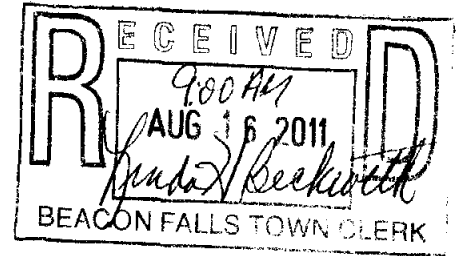


TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

Mr. Novak,



The following is the agenda for the Planning and Zoning Commissions
Public Hearing on Application P-2011-186, proposed zone change for property
located at 127 Pinesbridge Road, to be held at the Town Hall, Meeting Room, 10
Maple Avenue, Beacon Falls, CT. 06403 on Aug 18, 2011 at 7:00 P.M.

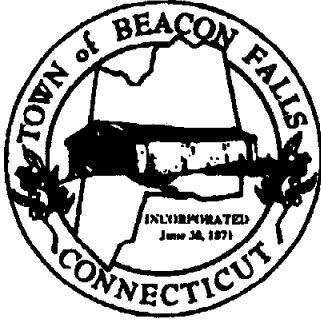
I CALL TO ORDER

II NEW BUSINESS

- 1) Application P-2011-186, proposed zone change for property located at 127
Pinesbridge Road.

III ADJOURNMENT

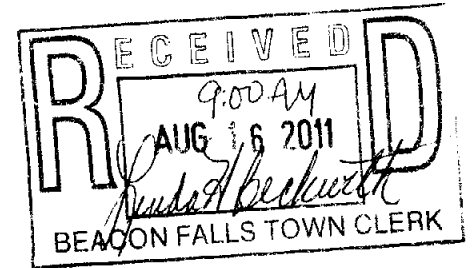
Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk,
14 Aug 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403



Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Public Hearing on Application P-2011-187, Special Exception, 36 Lancaster Drive, Lots 3, 5 & 7, to be held at the Town Hall, Meeting Room, 10 Maple Avenue, Beacon Falls, CT. 06403 on Aug 18, 2011 at 7:15 P.M.

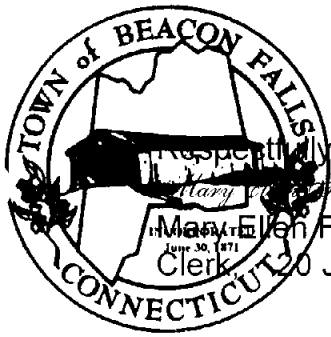
I CALL TO ORDER

II NEW BUSINESS

1) Application P-2011-187, Special Exception, 36 Lancaster Drive, Lots 3, 5 & 7.

III ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk,
14 Aug 2011

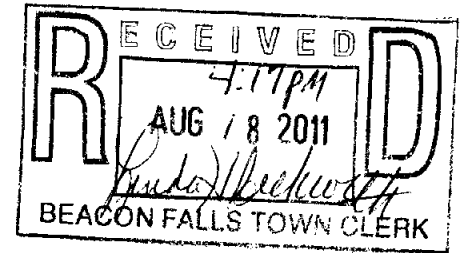


Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk
June 20, 2010

Town of BEACON FALLS Connecticut

Planning and Zoning Commission

Regular Meeting Minutes
July 21, 2011
Draft Minutes Subject to Modifications



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

- 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.
- II APPROVAL OF MINUTES
A motion to approve the minutes of the June 16, 2011 regular meeting was made by Comm. Fitzpatrick and 2nd by Comm. Chadderton.
All in favor.
A motion to approve the minutes of the June 16, 2011 Public Hearing, Zone Text Amendment, was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.
- III COMMENTS FROM THE PUBLIC
Chairman McDuffie asked three times if any one had any comments and no one came forward.
- IV ZONING ENFORCEMENT OFFICERS REPORT
The ZEO was in attendance and submitted a written report which showed that 14 certificates of compliance were issued, 1 cease and desist order issued and 4 cases are pending and in the office of Attorney Byrne.

A motion to accept the report as submitted was made by Comm. Trzaski and 2nd by Comm. Chadderton. 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

The town planning consultant was not in attendance and did not submit a written report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No report. Meeting to be held next Wednesday.

VIII OLD BUSINESS

1) Discussion of regulations - tabled until next month.

A motion to add Gordon Grant to the agenda was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick.

2) Gordon Grant - 134 Burton Road, 3 lot subdivision. The project is known as Crossroad Homes, Application P-2006-147. He has an existing approval which is set to expire. He is requesting an extension of 5 years. He stated that no changes are planned, just not completed yet.

A motion to grant the 1 time extension was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

IX NEW BUSINESS

1) Discussion and or Vote on Section 9 and Section 9.2.5 of the Zoning regulations - Tabled.

2) Mr. Piwonski, 74 Pent Road, came forward stating that he wanted to split 1 acre off of his 5 acre lot. He noted that there has never been a split and this would be the first one. The commission told him that he needed a survey and he needs to file a MYLAR with the town clerk's office.

X NEW APPLICATIONS

1) Jim Cormier came forward and submitted an application for a special exception for lots 11, 12, 13 & 17 located in the Industrial Park.

A motion to accept the application was made by Comm. Fitzpatrick and 2nd by Comm. Chadderton. All in favor.

A motion to set a public hearing for 8/18/11 at 7:15 P.M. All in favor.

2) Jack Neubesur submitted a site plan for Dr. Dey's proposed project. They want to run the application at the same time as the zone change application is running because of a time crunch on their part. A motion to accept the site plan application with conditions was made by Comm.

AUG -8 2011

McDuffie and 2nd by Comm. Trzaski. The conditions are as follows:

- 1) Inland Wetland approval is granted
- 2) Approval of Planning and Zoning .

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

A motion to adopt the following resolutions:

- 1) Fuel and Heating Oil Storage Facility Improvements
- 2) Wastewater Treatment Plant Improvements

A copy of these resolutions are attached to these minutes.

XII PETITIONS FROM COMMISSIONERS

No petitions from commissioners

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Trzaski at 8:53 P.M. and 2nd by Comm. McDuffie. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk, July 23, 2011

RESOLUTIONS OF PLANNING AND ZONING COMMISSION

Item __ (Fuel and Heating Oil Storage Facility Improvements).

RESOLVED, that the Planning and Zoning Commission of the Town of Beacon Falls approves the following projects pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut:

Various fuel and heating oil storage facility improvements, including: (1) removal of underground storage tanks for fuel and heating oil at the Public Works Garage and Beacon Falls Volunteer Fire Department station sites; (2) installation of above-ground heating oil storage tanks at the Public Works Garage and Beacon Falls Volunteer Fire Department station sites; (3) creation of a central fueling facility at the Public Works Garage site; and (4) related work, improvements, equipment and appurtenances;

provided that this resolution is for approval of conceptual plans only. The projects are subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any of the projects is in compliance with any such applicable laws, regulations or permit approvals.

Item __ (Wastewater Treatment Plant Improvements).

RESOLVED, that the Planning and Zoning Commission of the Town of Beacon Falls approves the following projects pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut:

Various improvements to the Wastewater Treatment Plant as to be determined by the Water Pollution Control Authority, contemplated to include refurbishing of existing aeration tanks; refurbishing of secondary clarifiers; acquisition and installation of air blowers/vfd's and RAS pumps; aerated flumeway modifications; flow distribution improvements; retrofitting of emergency generator cooling system; and related work, improvements, equipment and appurtenances;

provided that this resolution is for approval of conceptual plans only. The projects are subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any of the projects is in compliance with any such applicable laws, regulations or permit approvals.

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
JULY 2011**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 14

LES BROWN	403 BETHANY ROAD	GREENHOUSE
NICOLE STCYR	48 NORTH MAIN STREET	CHIROPRACTOR
ANNA WOLOSZYN	27 KALEAS WAY	POOL/GARAGE
PETER MONTI	5 ELLEN DRIVE	SHED
BRIAN HOURIGAN	38 GRUBER ROAD	SHED
GARY BROWN	450 SKOKORAT ROAD	DUPLEX
TODD BELIVEAU	22 CHURCH STREET	POOL
BOOZE BOOK	119 SOUTH MAIN STREET	PACKAGE STORE
JAN SIKON	201 LASKY ROAD	DECK
THOMAS TRUMBLY	1 QUAIL HOLLOW ROAD	SHED/DECK
ANNA WOLOSZYN	27 KALEAS WAY	DECK
CHRISTINE ARNOLD	165 LASKY ROAD	POOL
WILLIAM MASON	50 MAPLE AVENUE	POOL
KELLY MESSINA	8 FAWN HILL ROAD	POOL

ORDERS PENDING: 4

DAVE RYBINSKI	7 QUAIL HOLLOW	BLIGHT
CEASE AND DESIST ISSUED BLIGHT CITATION ISSUED GOING TO COURT		
KEN MAGDA	11 FAIRFIELD PLACE	BLIGHT
PAPERWORK GIVEN TO ATTORNEY BYRNE		
WYNDHAM HOMES	CHATFIELD DRIVE	EARTH PRODUCTS
CEASE AND DESIST ISSUED HEARING SET FOR Z.B.A. AT ITS' JUNE MEETING		
JAMES BERGE	75 LAURIE LANE	BLIGHT
BLIGHT CITATION ISSUED COURT JUDGEMENT FILED ON LAND RECORDS		

CEASE AND DESIST ORDERS ISSUED: 1

STANLEY PETERSEN	177 LASKY ROAD	JUNKYARD
------------------	----------------	----------

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEEO

ATTORNEY STEVEN E. BYRNE

2B Farmington Commons, 790 Farmington Ave., Farmington, CT 06032
(860) 677-7355 (860) 677-5262 fax

To: Brian Herb, Beacon Falls Blight Enforcement Officer
From: Steven Byrne
Date: July 21, 2011
Re: Pending Enforcement Matters

The following matters have been referred to this office for further action and their current status is reported below:

- 1) Dave Rybinski – 7 Quail Hollow Court: A cease and desist order and a blight citation were issued on this property for maintaining a junk yard. The necessary documents have been prepared for enforcing these actions and have been submitted to court. At this time, discussions have been commenced with Mr. Rybinski's attorney to resolve these issues by agreement. Once an agreement is reached, these actions can be concluded. If no agreement can be reached, these matters will proceed to a court hearing.
- 2) James Berge – 75 Laurie Lane: A blight citation was issued on March 8, 2011. The court clerk has entered a judgment with no appeal taken. A judgment lien has been recorded on the land records in the amount of the \$1,000.00 judgment. The latest information is that the property is being cleaned up and repaired. If this progress is unacceptable to the Town, the next step in this process would be to foreclose on the judgment lien. **If the Town desires to collect additional fines for noncompliance with the blight ordinance, additional notices need to be sent to the property owner.**
- 3) Ken Magda – 11 Fairfield Place: A blight notice was sent to the property owner on September 14, 2010. A citation was duly sent on June 10, 2011. Since a timely request for a hearing was not made by the property owner, this matter can now proceed to a judgment. The appropriate documents are being prepared to enforce the blight ordinance.

I believe this sums up the blight enforcement matters that are in my office.

AUG -8 2011

ATTORNEY STEVEN E. BYRNE

2B Farmington Commons, 790 Farmington Ave., Farmington, CT 06032
(860) 677-7355 (860) 677-5262 fax

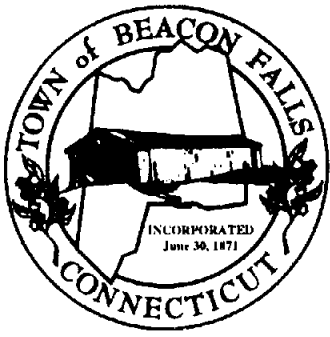
To: Brian Herb, Beacon Falls Zoning Enforcement Officer
From: Steven Byrne
Date: July 21, 2011
Re: Pending Enforcement Matters – **Attach to ZEO Report to PZC**

The following matters have been referred to this office for further action and their current status is reported below:

- 1) Dave Rybinski – 7 Quail Hollow Court: A cease and desist order and a blight citation were issued on this property for maintaining a junk yard. The necessary documents have been prepared for enforcing these actions and have been submitted to court. At this time, discussions have been commenced with Mr. Rybinski's attorney to resolve these issues by agreement. I will draft a written agreement setting forth where items can be stored so as to avoid future violations of the regulations. Once an agreement is reached, these actions can be concluded. If no agreement is reached, the matters will advance to a hearing in court.
- 2) Chatfield Farms – Wyndham Homes: A cease and desist order was issued on March 8, 2011 which stated that the removal of earth products from the property would be a zoning violation unless further approval was given by the Planning and Zoning Commission. An appeal of this order was heard by the Zoning Board of Appeals on June 9, 2011. The Board voted to sustain the cease and desist order based upon testimony and documents offered at the hearing. No appeal has been taken to court of this decision. Therefore, the cease and desist order remains in place and enforceable. Since the cease and desist order remains in place, no earth materials can be removed from the site without further approval of the Planning & Zoning Commission.
- 3) Stan Petersen – 177 Lasky Road: A cease and desist order was served on the property owner on July 19, 2011. The zoning violation is the operation of a junkyard in a residential zone. At this time, there are over 30 derelict vehicles on site. The property owner has 30 days in which to take an appeal to the Zoning Board of Appeals.

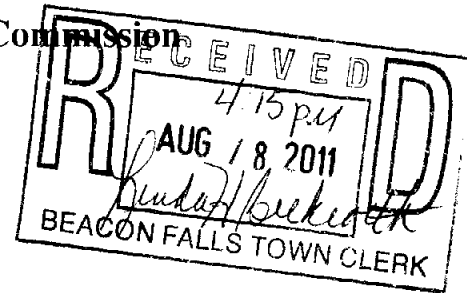
I believe this sums up the enforcement matters that are in my office.

AUG -8 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission



**Special Meeting Minutes
July 21, 2011
Proposed Zone Text Amendment
Sections 9 and 9.2.5
Draft Minutes Subject to Modification**

Chairman McDuffie called the special meeting to order at 7:10 P.M.
Chairman McDuffie read the legal notice into the minutes for the benefit
of the commissioners that were not present at the June 16, 2011 meeting.

Present: Commissioners McDuffie, Burns, Chadderton, Vitale, Fitzpatrick,
Betkoski and Trzaski.

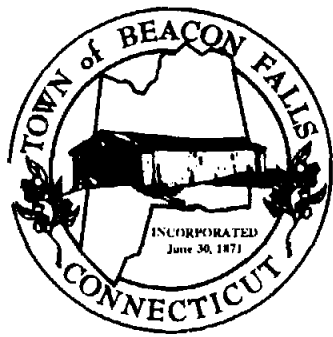
Absent: Commissioner Hinman.

Comm. McDuffie asked if there were any questions or comments from the
commissioners and no one spoke up.
Comm McDuffie asked 3 times if there were any comments from the public and
no one came forward.

Comm. Trzaski commented that Section 9 deals with Adult Entertainment, it
does not state / dismiss "Tattoo Parlor" as Adult Entertainment. He questioned
as to whether this fits into this section and if it is consistent. He doesn't think
that it is right to label it with the stigma of Adult Entertainment.

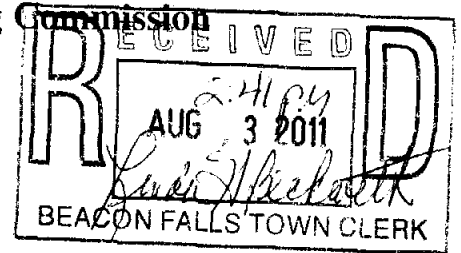
A motion to continue the public hearing was made at 7:22 P.M. by Comm.
Fitzpatrick and 2nd by Comm. Chadderton. All in favor.

** An audio copy of these minutes is available at the Town Clerk's Office.



Town of BEACON FALLS *Connecticut*

Planning and Zoning Commission



Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held July 21, 2011 the following motions were made and accepted.

- 1) A motion to approve the minutes of the June 16, 2011 regular meeting as submitted. All in favor.
- 2) A motion to approve the minutes of the June 16, 2011 Public Hearing, Zone Text Amendment. All in favor.
- 3) A motion to accept the ZEO written report as submitted. All in favor.
- 4) A motion to add Gordon Grant to the agenda under Old Business. All in favor.
- 5) A motion to give a 5 year extension to Gordon Grant, 3 lot subdivision on Burton Road. All in favor.
- 6) A motion to add Charles Piwonski, 74 Pent Road to agenda under New Business. All in favor.
- 7) A motion to accept site plan as submitted by Dr. Dey, 127 Pinesbridge Rd. All in favor.
- 8) A motion to adopt transfer of Zoning Regulations, Section 61.10, Blasting Guidelines and Section 70, Driveway Regulations. All in favor.
- 9) A motion to accept correspondence and payment of bills as submitted. All in favor.
- 10) A motion to adjourn at 8:53 P.M. All in favor.

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

Mary Ellen Fernandes
Clerk, July 23, 2011

P-2011-186

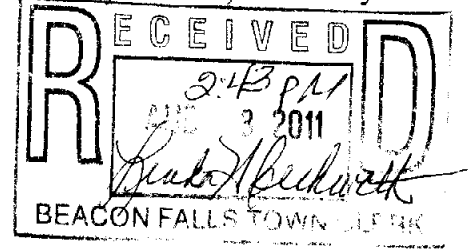
REFERRAL

TO: Planning/Zoning Commission and CEO of Beacon Falls; RPC Commissioners of Beacon Falls; RPC Referral Committee; VCOG

FROM: Virginia Mason, Assistant Director, Regional Planning Commission, Council of Governments of the Central Naugatuck Valley, 60 North Main Street, 3rd Floor, Waterbury (757-0535)

DATE: July 19, 2011

FILE NO.: BFZ-43-062711
MUNICIPALITY: Beacon Falls
DATE RECEIVED: June 27, 2011
TYPE OF REFERRAL: Zoning



DESCRIPTION OF PROPOSAL:

Drs. Dey are proposing a zone change for 127 Pinesbridge Road from R1 to IPD to build a new 4,960 foot medical office building. The property is on the south side of Route 42. The adjacent parcels have tree cover. The abutting developed parcels are all residential. The north side of Route 42 is in industrial use.

STAFF RECOMMENDATION:

This property is far beyond the 500 ft area for which referrals are mandated under the Connecticut General Statutes.

Staff has the following comments:

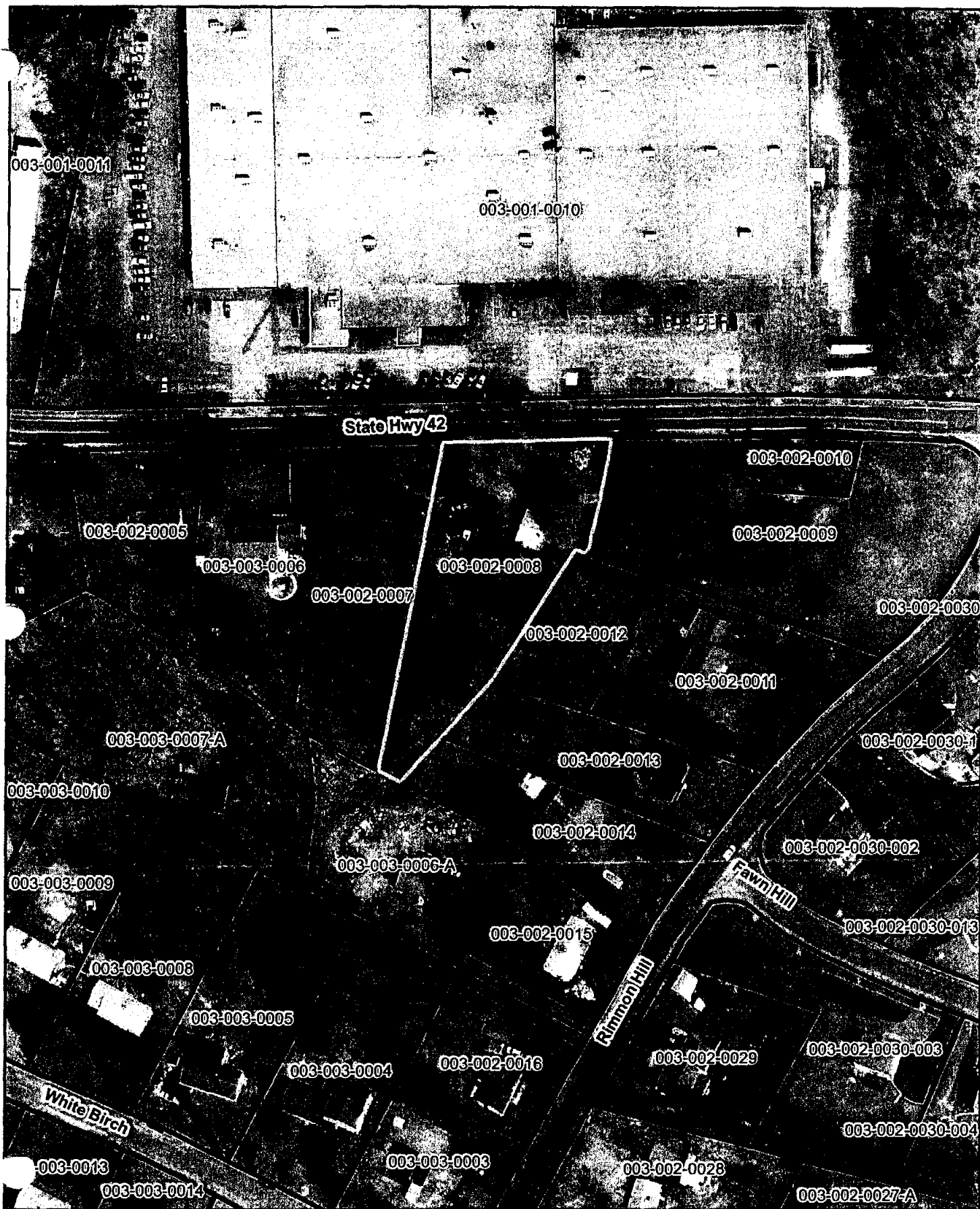
1. While this change would be an economic benefit for Beacon Falls, the commission might consider whether or not this change would encourage a long term change of character for the entire neighborhood south of Route 42.
2. The parcel has significant buffering currently surrounding it on adjacent lots, but these parcels may be developed in the future. Is adequate buffering required between residential and "industrial" uses in this zone?
3. Is this an industrial park use?
4. If the use is approved, retention of residential character from the street view should be required.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may request a meeting of the Regional Planning Commission's Referral Committee for further discussion of the findings. After the Regional Planning Commission's Referral Committee has issued its findings, any party initiating a referral request may appeal any findings of the Committee to the Regional Council for further consideration. To be considered by the Regional Council all appeals must be filed in writing within 10 days of the issuance of the Committee's findings.


P-2011-186

127 Pinesbridge Road, Beacon Falls, CT

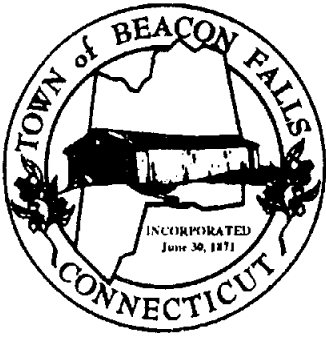


0 45 90 180
Feet

For Planning Purposes Only. Delineations may not be exact.
Map Printed June 2011

 COUNCIL OF GOVERNMENTS
CENTRAL NAUGATUCK VALLEY

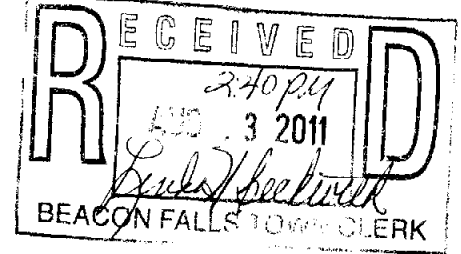
AUG 3 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

LEGAL NOTICE

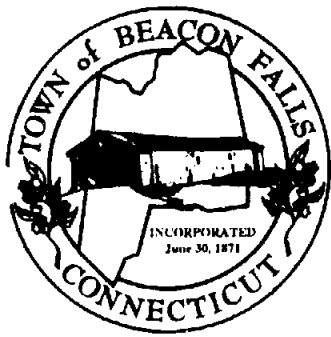


On Aug 18, 2011 at 7:00 P.M. in the Meeting Room, Town Hall, 10 Maple Avenue, Beacon Falls, Ct., the Planning and Zoning Commission of the Town of Beacon Falls will hold a Public Hearing for application P-2011-186 - proposed zone change for property located at 127 Pines-Bridge Road. The proposed change would be from R1 to IPD. Materials relevant to this application are available at the Town Clerks office.

Mary Ellen Fernandes
Clerk, P & Z Commission

Please publish on Aug 5, 2011 and Aug 13, 2011

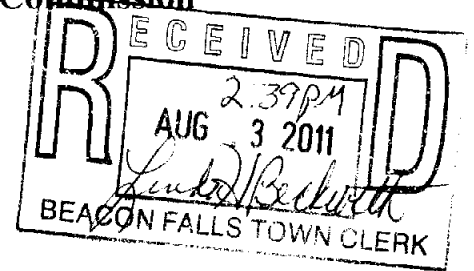
FAXED
9:36 PM
8/2/11 wky
Rep.



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

LEGAL NOTICE



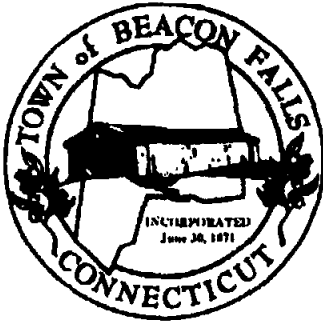
On Aug 18, 2011 at 7:15 P.M. in the Meeting Room, Town Hall, 10 Maple Avenue, Beacon Falls, Ct., the Planning and Zoning Commission of the Town of Beacon Falls will hold a Public Hearing for application P-2011-187 - Special Exception, 36 Lancaster Drive, Lots 3,5 & 7.

Materials relevant to this application are available at the Town Clerks office.

Mary Ellen Fernandes
Clerk, P & Z Commission

Please publish on Aug 5, 2011 and Aug 13, 2011

FAXED
9:46
8/2/11 wby/Rep.

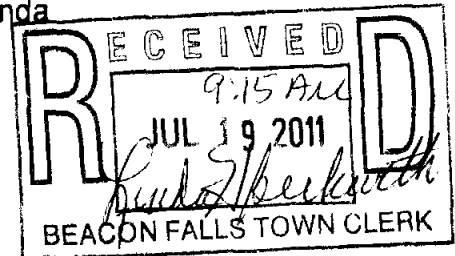


TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

Special Meeting Agenda

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

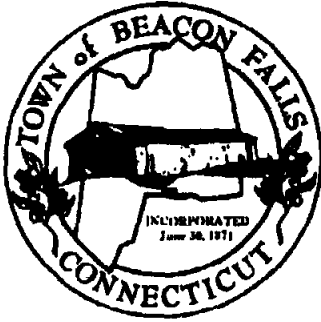


Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Special Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, CT. 06403 on July 21, 2011 at 7:00 P.M.

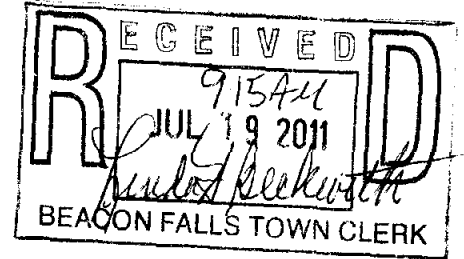
- I Call to Order
- II New Business
 - 1) Continuation of Public Hearing on Section 9 and Section 9.2.5 of the current zoning regulations.
- III Adjournment

Respectfully submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 17 July 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

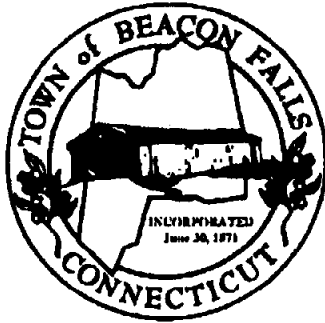


NOTICE OF SPECIAL MEETING

The Planning and Zoning Commission of the Town of Beacon Falls will hold a special meeting on July 21, 2011 at 7:00 P.M. at the Meeting Room, 10 Maple Ave., Beacon Falls, Ct. 06403.

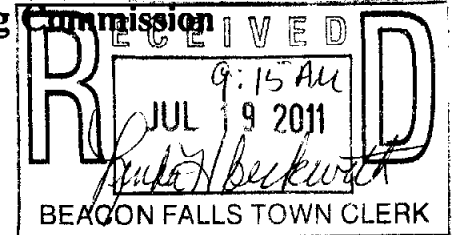
The purpose of this special meeting is to continue the public hearing on Section 9 and Section 9.2.5 of the current zoning regulations.

Respectfully Submitted,
Mary Ellen Fernandes
 Mary Ellen Fernandes
 Clerk, 17 July 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission



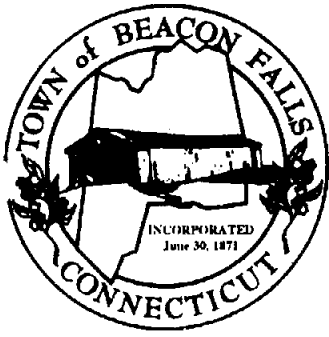
Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, July 21, 2011 at 7:30 P.M.

- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - June 16, 2011
 - 2) P.H. Minutes, Zone Text Amendment, June 16, 2011
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Discussion of Regulations
- IX NEW BUSINESS
 - 1) Discussion and or Vote on Section 9 and Section 9.2.5 of the Zoning Regulations.
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 17 July 2011

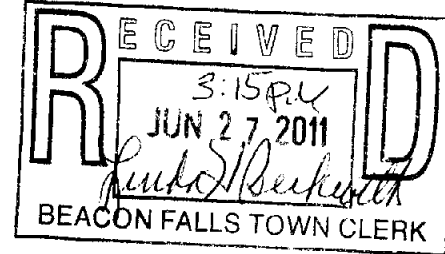


TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

Public Hearing Minutes
Zone Text Amendment

Draft Minutes Subject to Modification
June 16, 2011



Present: Chairman McDuffie, Commissioners Hinman, Groth, Fitzpatrick and Burns.

Absent: Commissioners: Chadderton, Betkoski, Taylor and Trzaski.

I Call to Order

Chairman McDuffie called the public hearing to order at 7:17 P.M.

The legal notice was read into the minutes.

II New Business

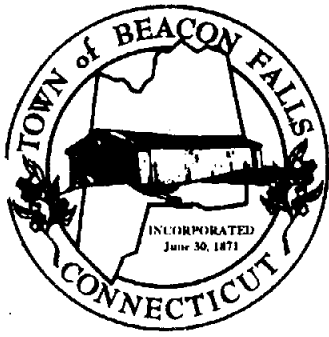
Chairman McDuffie stated that since there were only five members in attendance, the commission will continue the public hearing to July 21, 2011 at 7:00 P.M.

A motion to continue the meeting was made by Comm. Fitzpatrick and 2nd by Comm. Burns. All in favor.

Respectfully Submitted,

Mary Ellen Fernandes

Clerk, 18 June 2011



Planning and Zoning Commission

Public Hearing Minutes
Application P-2011-187
Pinesbridge Recreational Facility
Draft Minutes Subject to Modification
Aug 18, 2011

Present: Chairman McDuffie, Commissioners Chadderton, Taylor, Hinman, Betkoski
Fitzpatrick, Groth and Burns.
Absent: Commissioner Trzaski.

I Call to Order

Chairman McDuffie called the public hearing to order at 7:42 P.M.
The legal notice was read into the minutes.

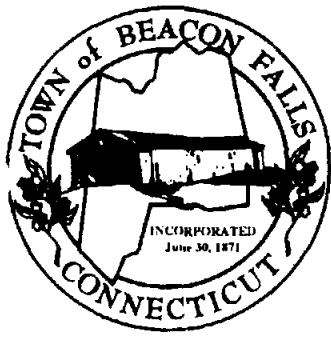
II New Business

Jim Cormier, representing the applicant, came forward and explained that they were applying for a special exception permit for 36 Lancaster Drive. The purpose is to erect an indoor facility for multiple uses. All projects will conform with current standards associated with the industrial park.
Comm. Chadderton asked how this would affect the rest of the Industrial Zone and he was told that this would just add new uses.
The applicant noted that they have looked at other areas and that they found this to be the most conducive to this kind of use.

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

A motion to close the public hearing at 7:57 was made by Comm. Chadderton and 2nd by Comm. Hinman. All in favor.

Respectfully Submitted,
Mary Ellen Fernandes
Clerk, 21 Aug 2011



Planning and Zoning Commission

Public Hearing Minutes
Application P-2011-186
Zone Change, 127 Pinesbridge Rd
Draft Minutes Subject to Modification
Aug 18, 2011

Present: Chairman McDuffie, Commissioners Chadderton, Taylor, Hinman, Fitzpatrick and Burns. Comm. Betkoski (7:15) Comm. Groth (7:31)
Absent: Commissioner Trzaski.

I Call to Order

Chairman McDuffie called the public hearing to order at 7:15 P.M.
The legal notice was read into the minutes.

II New Business

The applicants representative came forward and stated that tonight they are before the commission seeking a zone change from IPD to R1, for property located at 127 Pinesbridge Rd. The north side is currently IPD, while the South side is Currently R1 with an existing single family house.

Chairman McDuffie read a letter which was received from Valley COG into the minutes which it stated that they found "no negative regional impact" associated with this proposed zone change.

Chairman McDuffie asked if there were any comments from the public and Carol Zinko, Rimmon Hill Rd, came forward and stated her concerns that the possibility of a convenience store being located on the corner if this zone change were to be adopted.

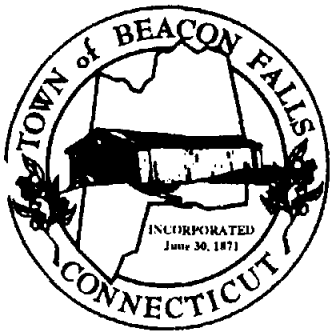
Chairman McDuffie asked 3 times if there were any other comments from the public and no one came forward.

A motion to close the public hearing at 7:35 was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

Respectfully Submitted,

Mary Ellen Fernandes

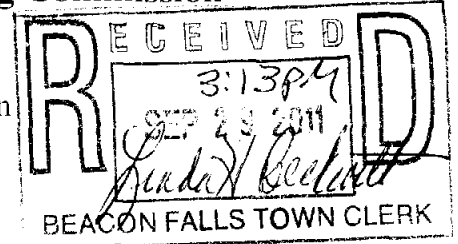
Clerk, 21 Aug 2011



TOWN of BEACON FALLS *Connecticut*

Public Hearing Minutes **Planning and Zoning Commission**

Zone Text Amendment
Sections 9 and 9.2.5
Draft Minutes Subject to Modification
Sept 15, 2011



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

Absent: Commissioners: Trzaski, Taylor, Betkoski and Groth.

I Call to Order

Chairman McDuffie called the public hearing to order at 7:17 P.M.
The legal notice was read into the minutes.

II New Business

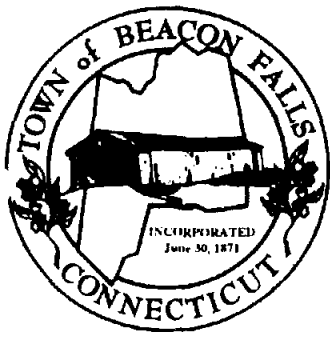
Comm. McDuffie read the discription of the proposed changes into the minutes for the benefit of the commissioners and or the public that were not present at the last hearing held on July 21, 2011.

There were no comments from the public, in fact, there was no one present at the public hearing except for the members of the commission.

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

After a brief discussion, in which the commissioners present felt that they had enough information to close the public hearing, a motion to close the public hearing at 7:22 P.M. was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

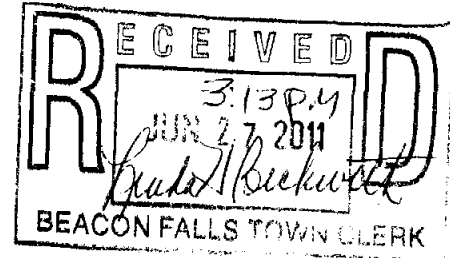
Respectfully Submitted,
Mary Ellen Fernandes
Clerk, 9/18/2011



Town of BEACON FALLS *Connecticut*

Planning and Zoning Commission

Regular Meeting Minutes
June 16, 2011
Draft Minutes Subject to Modifications



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

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:30 P.M.. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the May 19, 2011 regular meeting was made by Comm. Fitzpatrick and 2nd by Comm. Chadderton. All in favor.

III COMMENTS FROM THE PUBLIC

1) Doug Bosquet, Chairman of ZBA came forward and informed the board that at their meeting on June 9, 2011, the board stayed the cease and desist order in place at Chatfield Farms. He also submitted a copy of a letter from Milone and MacBroom dated 04/15/2004 which refers to the Chatfield Farms, Skokorat Rd project. The letter spells out the intent of earthwork on the site. Also, he questioned about a sidewalk that was recently put in on Main St. By Mario. He stated that it was not done properly, no permit was pulled. Chairman McDuffie said that the Zoning Enforcement Officer is looking into it. Chairman McDuffie asked three times if any one else had any comments and no one came forward.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not in attendance but submitted a written report which showed that 9 certificates of compliance were issued and 4 cases are pending and in the office of Attorney Byrne. Chairman McDuffie read a letter that was submitted by Attorney Byrne with regard to pending enforcement actions. That written report is attached to these minutes. A motion to accept the report as submitted was made by Comm. Fitzpatrick and 2nd by Comm. Chadderton. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was not in attendance but did submit a written report. A copy of that report is attached to these minutes. A motion to accept the report as submitted was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

A motion to send a letter to the Board of Selectman, recommending that Oakwood Drive be accepted as a town road was made by Comm. McDuffie and 2nd by Comm. Burns. All in favor.

VI TOWN PLANNING CONSULTANT

The town planning consultant was not in attendance and did not submit a written report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No report.

VIII OLD BUSINESS

1) Discussion of regulations - tabled until next month.

IX NEW BUSINESS

1) Discussion and or Vote on Section 9 and Section 9.2.5 of the Zoning regulations - Tabled.

X NEW APPLICATIONS

1) Jack Neubieser, representing Dr. Dey, came forward and submitted an application for Dr. Dey for a zone change for property located at 127 Pinesbridge Road. The application was accepted for review and a public hearing was set for 8/18/11 at 7:00 P.M.

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

** A motion to resume was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.

2) Michael Stallings came forward and informed the commission that he was doing an online business, liquor sales, from 141 South Main St., unit 425, in the old Bronson Building and that he is moving his business to a new location - 119 S. Main St. He has all of his permits in place with the liquor commission. This will be a retail as well as an online business.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

Chairman McDuffie read a letter that was from Carter and Civitello and sent to Susan Cable. It was in response to the use of funds from O & G Gift Agreement. It stated that the monies were to be used within the area that encompasses PARD #4. PARD #4 can be amended to allow expenditure of the funds in a manner different from that originally set out in the gift agreement.

After a discussion, the board needed more information and asked that the clerk send a letter to the BOS stating that. A motion to table until more information is received was made by Comm. Chadderton and 2nd by Comm. Burns. All in favor.

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Fitzpatrick at 9:51 P.M. and 2nd by Comm. Hinman. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk, June 18, 2011

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
JUNE 2011**

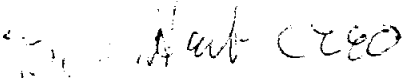
CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 9

GREG PEDERSON	195 BURTON ROAD	BUSINESS
HOUSE PAINTING NO SUPPLIES BEING STORED		
MIKE SALEME	10OAKWOOD DRIVE	HOME
BEN BELAND	6 LORRAINE DRIVE	CHICKEN COOP
TOM SOLOMON	13 ELLEN DRIVE	SHED
CHRIS BRANT	540 BURTON ROAD	POOL
RONNI RUSSELL	62 NORTH MAIN STREET	BUSINESS
PSYCHIC		
MARK GUILLET	342 RIMMON HILL ROAD	CHICKEN COOP
AMANDIO SILVA	19 MOLLEUR VIEW ROAD	POOL
DON PERKINS	10 LANTERN RIDGE ROAD	DECK

ORDERS PENDING: 4

DAVE RYBINSKI	7 QUAIL HOLLOW	BLIGHT
CEASE AND DESIST ISSUED BLIGHT CITATION ISSUED GOING TO COURT		
KEN MAGDA	11 FAIRFIELD PLACE	BLIGHT
PAPERWORK GIVEN TO ATTORNEY BYRNE		
WYNDHAM HOMES	CHATFIELD DRIVE	EARTH PRODUCTS
CEASE AND DESIST ISSUED HEARING SET FOR Z.B.A. AT ITS' JUNE MEETING		
JAMES BERGE	75 LAURIE LANE	BLIGHT
BLIGHT CITATION ISSUED GOING TO COURT		

RESPECTFULLY SUBMITTED


BRIAN HERB, CZEO

Jun 27 2011

ATTORNEY STEVEN E. BYRNE

2B Farnington Commons, 790 Farnington Ave., Farmington, CT 06032
(860) 677-7355 (860) 677-5262 fax

To: Brian Herb, Beacon Falls Zoning Enforcement Officer
From: Steven Byrne
Date: June 16, 2011
Re: Pending Enforcement Matters – **Attach to ZEO Report to PZC**

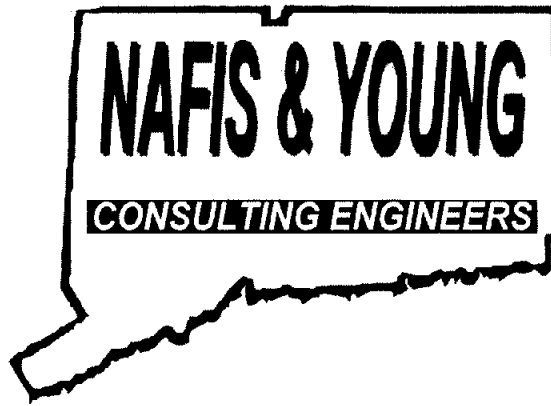
The following matters have been referred to this office for further action and their current status is reported below:

- 1) Dave Rybinski – 7 Quail Hollow Court: A cease and desist order and a blight citation were issued on this property for maintaining a junk yard. The necessary documents have been prepared for enforcing these actions and have been submitted to court. At this time, discussions have been commenced with Mr. Rybinski's attorney to resolve these issues by agreement. I will draft a written agreement setting forth where items can be stored so as to avoid future violations of the regulations. Once an agreement is reached, these actions can be concluded.
- 2) Chatfield Farms – Wyndham Homes: A cease and desist order was issued on March 8, 2011 which stated that the removal of earth products from the property would be a zoning violation unless further approval was given by the Planning and Zoning Commission. An appeal of this order was heard by the Zoning Board of Appeals on June 9, 2011. The Board voted to sustain the cease and desist order based upon testimony and documents offered at the hearing. Of particular relevance was a letter from Daren Overton P.E. stating that the site was to be a neutral development in regard to earth materials, meaning there was no surplus material on site. Wyndham Homes has 15 days from the date a notice of this decision is published to take an appeal to court. Since the cease and desist order remains in place, no earth materials can be removed from the site.
- 3) James Berge – 75 Laurie Lane: A blight citation was issued on March 8, 2011. The court clerk has entered a judgment with no appeal taken. The appeal period is 30 days for the date of judgment which was May 16, 2011. As of this day, no appeal has been filed, leaving this judgment in place.
- 4) Ken Magda – 11 Fairfield Place: A blight notice was sent to the property owner on September 14, 2010. A citation was duly sent on June 10, 2011. As of this date, the property is still in violation of the blight ordinance. It will be determined whether any zoning violations exist. The appropriate documents are being prepared to enforce the blight ordinance.

I believe this sums up the enforcement matters that are in my office.

27 2011

OAKWOOD
Estates



Leslie G. Nafis, P.E., L.S.
Allan S. Young, P.E.
James H. Galligan, P.E.
David L. Nafis, P.E., L.S.
Lawrence K. Secor, CHMM
Jonathan C. Harriman, P.E.
Mr. Edward J. Robarge, P.E.

June 16, 2011

Mr. Kevin McDuffie, Chairman
Planning & Zoning Commission
Town of Beacon Falls
10 Maple Avenue
Beacon Falls, CT 06403

Re: Oakwood Estates

Dear Mr. McDuffie:

This office performed a return inspection at the above-referenced project in response to a request for road acceptance. Below please find the status of outstanding items identified at our first inspection:

- | | |
|--|------------------|
| 1. Stop Sign- | Completed |
| 2. Stop Bar- | Completed |
| 3. Curb Repair- | Completed |
| 4. Shoulder Established- | Completed |
| 5. Runoff Control From Existing Home Site- | Completed |
| 6. Catch Basin Cleaning- | Completed |
| 7. Detention Basin Cleaning- | Completed |
| 8. Oil/Grit Separator- | Completed |
| 9. Street Sign- | Completed |
| 10. Street Sweeping- | Completed |

Based on the results of this inspection, this office recommends that the Beacon Falls Planning & Zoning Commission make a favorable recommendation to the Beacon Falls Board of Selectmen.

If you have any questions, please contact me at 203-314-8041.

Sincerely,

James H. Galligan, P.E.
Town Engineer of Beacon Falls
Nafis & Young Engineers, Inc.

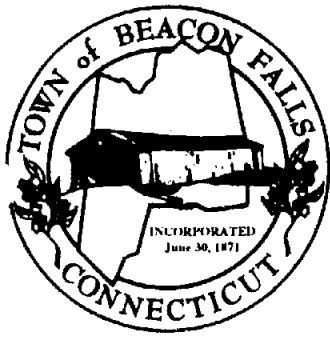
27 2011

CIVIL ENGINEERING

ENVIRONMENTAL SERVICES

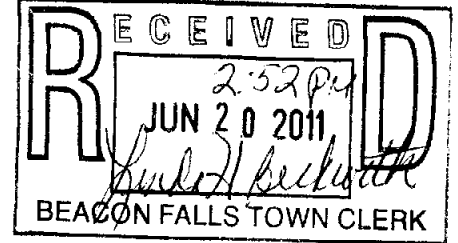
LAND SURVEYING

1355 Middletown Avenue, Northford, CT 06472 • Tel: (203) 484-2793 • Fax: (203) 484-7343 • e-mail: nyeng@nafisandyoung.com



TOWN of BEACON FALLS *Connecticut*

Planning and Zoning Commission



Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held June 16, 2011 the following motions were made and accepted.

- 1) A motion to approve the minutes of the May 19, 2011 regular meeting as submitted. All in favor.
- 2) A motion to accept the ZEO written report as submitted. All in favor.
- 3) A motion to accept the TE written report as submitted. All in favor.
- 4) A motion to recommend acceptance of Oakwood Drive to the B.O.S. All in favor.
- 5) A motion to accept for review and set a public hearing on application P-2011-186, zone change, 127 Pines Bridge Road. All in favor.
- 6) A motion to accept correspondence and payment of bills as submitted. All in favor.
- 7) A motion to adjourn at 9:51 P.M. All in favor.

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

Mary Ellen Fernandes
Clerk, June 18, 2011

P-2011-186

TOWN OF BEACON FALLS
APPLICATION FOR PLANNING AND ZONING

10 Maple Avenue
Beacon Falls, CT 06403

RECEIVED
2:54 PM
JUN 20 2011
Linda Beckwith
BEACON FALLS TOWN CLERK

Date Received: 5/16/11
Date Accepted: 6/16/11
Km

Planning and Zoning Commission

* Please Note:

→ This form must Be Completely Typewritten or Legibly Printed in Ink

1) APPLICATION: This is an application for: (Check the ones that apply)

- Subdivision
 - Zone Change
 - Excavation & Grading
 - Site Plan
 - Resubdivision
 - Special Exception
 - Map /Text Amendment
 - Other
- Total Number of Lots: _____
S/E (Include Article & Section No.): _____
(Include Article & Section No.): _____

Name of Project / Title: Proposed Medical Office of Dr. Dey, 127 Pines Bridge Road

2) PROPERTY LOCATION:

Street Address: #127 Pines Bridge Road

Assessor's Identification Numbers:

Map: 003 Block: 02 Lot: 7, 8 & 12 Unit: _____

Zoning District: R1

Water and Sewer: (Check the ones that apply)

- Municipal Sanitary Sewers
- On Site Septic Systems
- Public Water
- Private Well

* Zone change from R1
to IPD
6-16-11

3) APPLICANT: JLN Consulting

Address: 276 Percival Ave.
Town: Berlin State: CT Zip Code: 06037
Phone: (860) 829-8820 Fax: (860) 828-6230
Email: jack@jln-consulting.com

4) OWNER(s): Raymond E. Lafferty

Address: #127 Pines Bridge Road
Town: Beacon Falls State: CT Zip Code: 06403
Phone: () Fax: ()
Email: _____

5) APPLICANT'S OWNERSHIP INTEREST: project manager

6) POINT OF CONTACT

(All communications and correspondence will be directed to the Point of Contact)

(Check one)

APPLICANT OWNER LAND SURVEYOR ENGINEER ARCHITECT

Address: 276 Percival Ave.

Town: Berlin State: CT

Zip Code:

Phone: (860) 829-8820 Fax: (860) 828-6230

Email: jack@jln-consulting.com

Hallisey, Pearson & Cassidy

7) LAND SURVEYOR: Lloyd A. Pearson REG. #: 17251

Address: 35 Cold Spring Road, Unit #511

Town: Rocky Hill State: CT Zip Code: 06067

Phone: (860) 529-6812 Fax: (860) 721-7709

Email: lpearson@hpcengr.com

Hallisey, Pearson & Cassidy

8) CIVIL ENGINEER: James P. Cassidy REG. #: 20665

Address: 35 Cold Spring Road, Unit #511

Town: Rocky Hill State: CT Zip Code: 06067

Phone: (860) 529-6812 Fax: (860) 721-7709

Email:

9) ARCHITECT: Reza Manzouri REG. #:

Address: 630 Main Street

Town: Cromwell State: CT Zip Code: 06416

Phone: (860) 632-0056 Fax: ()

Email: RManzouri@aol.com

10) STATUS OF WETLANDS PERMIT: n/a at this time

(Please Provide a Copy)

11) ACREAGE OF OPEN SPACE and/or CONSERVATION EASEMENTS:

n/a

12) SUBDIVISION / RESUBDIVISION

(Check the one that applies)

This application is for subdivision and/or resubdivision

No waivers of the subdivision regulations are required.

Waivers of one or more sections of the subdivision regulations are requested.

(Please provide a written description of the reason for the waiver and attached to and make part of this application.)

Number of proposed lots

Any easements or any encumbrances on property? (Please provide a written description and map demarcation of all easements.)

13) EARTH EXCAVATION / REGRADING:

(Check one)

Yes No

If yes, how many cubic yards of material to be removed, filled, and/or dispersed. Cubic yards.

14) FLOOD ZONE:

(Check one)

Yes No If yes, what zone.

JUN 10 2011

15) APPLICATION/SUPPORTING DOCUMENTS:

(Indicate Attached or Not Applicable)

- X Site Plan/Site Development Plan
- Record Subdivision Map
- Statement of Use
- Plan and Profile
- Standard Construction Details
- Connecticut DOT Permit
- Drainage Calculations
- Fire Marshall Approval
- Police Department Approval
- Names and addresses of abutters, with proof of mailing
- Grading Plans
- Letter from Aquarion Water
- Sanitation Certificate
- Inland Wetlands Approval
- W.P.C.A. Approval
- Legal Boundary Description
- Assessor's Card
- Sedimentation / Erosion Control Plan
- Valley Health Approval

16) REFERRALS:

(Check the ones that apply)

- A portion of the property affected by the decision of the Commission is located within five hundred (500) feet of the boundary of an adjoining municipality.
- Subject Property includes land which abuts or is partially located in the Town of _____.
- Referral to Regional Planning Agencies / Council of Governments is required.

If any of the above applies, the applicant is required to give written notice of his/her application to the adjoining municipality and submit a copy to P&Z. Notification must be by **CERTIFIED MAIL/RETURN RECEIPT.**

17) APPLICATION FEES: (Additional fees may apply – See Schedule of Fees)

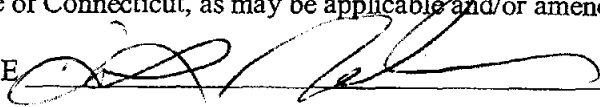
Application Fee is as follows as determined in accordance with Ordinance of Town of Beacon Falls:

Total Fee \$ 1000.00

18) AUTHORIZATION AND ENDORSEMENTS:

I (we) hereby certify that I (we) are making this application on behalf of and with full authority of the owner(s) of the property or premises and affirm that the statements and information provided are accurate and true. Further, the undersigned hereby authorizes the Town of Beacon Falls and its agents, to access the premises during normal business hours or hours of construction, for the purpose of pre and post application investigations, inspection of improvements or construction, and enforcement of the Zoning and/or Subdivision Regulations, Town Ordinances, and/or General Statutes of the State of Connecticut, as may be applicable and/or amended.

APPLICANT SIGNATURE



NAME PRINTED

JACK L. NEUBIESER

DATE

6-9-11

b) PROPERTY OWNER(s):

The undersigned, being all of the owners of the premises referred above, hereby consent to the filing of this application together with meeting of all requirements of the applicant by the Commission for same.

OWNER SIGNATURE

SEE ATTACHED

NAME PRINTED

DATE

JUN 20 2011

HOLD HARMLESS AGREEMENT

WHEREAS, Sudipta and Bindu Dey (hereinafter the Buyers) wish to buy certain property known as 127 Pines Bridge Road, Beacon Falls, Connecticut shown as lot numbers 7,8 and 12 on the assessors map, from Raymond Lafferty (hereinafter the Seller); and

WHEREAS, the Buyers wish to obtain access to said property prior to signing a contract for said purchase in order perform survey and testing.

THEREFORE, in consideration of mutual covenants and agreements herein contained, it is agreed as follows:

1. The Seller will allow the Buyers access to said premises in order to pursue land use approvals including:
 - a. Determination of wetlands delineations
 - b. Survey work
 - c. Discovery as may be required to obtain Town Land Use approvals
2. Buyers will indemnify and hold the Seller free and harmless from any loss or liability for any damage to person or property and to the person or property of anyone else who enters upon said premises in connection with the Buyer.
3. Nothing in this agreement shall be deemed to create a Landlord/Tenant relationship between the Seller and the Buyers.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals to this Agreement this 12 day of April, 2011

<u>Sudipta Dey</u> Sudipta Dey, Buyer	Dated: <u>4/12/11</u>
<u>Bindu Dey</u> Bindu Dey, Buyer	Dated: <u>4/12/11</u>
<u>Raymond Lafferty</u> Raymond Lafferty, Seller	Dated: <u>4-12-11</u>

JUN 20 2011



276 PERCIVAL AVENUE
BERLIN, CONNECTICUT 06037

860. 829. 8820 *telephone*
860. 828. 6230 *facsimile*

jack@jln-consulting.com
http://www.jln-consulting.com

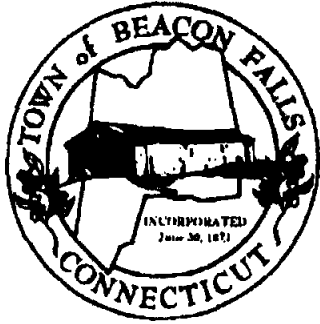
June 9, 2011

Project : Drs. Sudipta and Bindu Dey
45 pines Bridge Rd.
Beacon Falls, CT. 06403

Re: New Medical office building Statement of Use

We are proposing to construct a new 4,960 square foot medical office building at 127 Pines Bridge Road, Beacon Falls CT.

JUN 20 2011



Planning and Zoning Commission

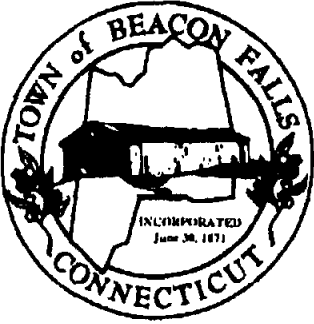
Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

Mr. Novak,

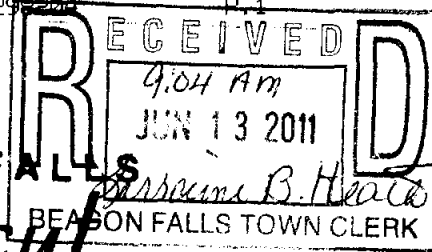
The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, June 16, 2011 at 7:30 P.M.

- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - May 19, 2011
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Discussion of Regulations
- IX NEW BUSINESS
 - 1) Discussion and or Vote on Section 9 and Section 9.2.5 of the Zoning Regulations.
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 12 June 2011



Town of BEACON FALLS
Connecticut



Planning and Zoning Commission

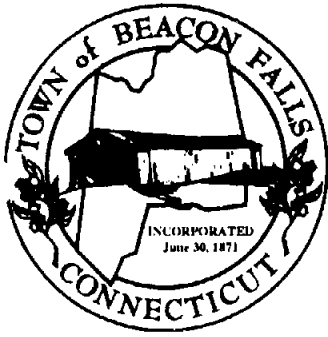
Mr. Kurt Novak
 Town Clerk
 10 Maple Avenue
 Beacon Falls, CT. 06403

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Public Hearing on Section 9 and Section 9.2.5 of the current zoning regulations, to be held at the Town Hall, Meeting Room, 10 Maple Avenue, Beacon Falls, CT. 06403 on Jun 16, 2011 at 7:00 P.M.

- I CALL TO ORDER
- II NEW BUSINESS
 - 1) Section 9 - definition addition
 - 2) Section 9.2.5 - Adult Oriented Establishment
- III ADJOURNMENT

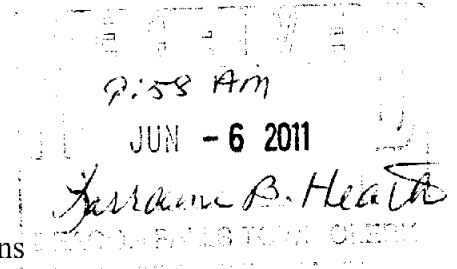
Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
 Clerk,
 12 June 2011



TOWN of BEACON FALLS *Connecticut*

Planning and Zoning Commission

Regular Meeting Minutes
May 19, 2011
Draft Minutes Subject to Modifications



Present: Chairman McDuffie, Commissioners Betkoski, Trzaski, Chadderton, Taylor, Fitzpatrick, Burns and Groth.

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:33 P.M.. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Apr 21, 2011 regular meeting was made by Comm. Trzaski and 2nd by Comm. Chadderton. All in favor.

III COMMENTS FROM THE PUBLIC

1) Gary Brown came forward and noted that in 2008 a 5 lot subdivision on Skokorat Rd was approved. With the additional purchase of the property owned by Peter and Mary Smith, he is seeking a lot line revision to lot number 5.

Brian Herb, Zoning Enforcement Officer stated that he had reviewed the proposed revision and agrees that it will conform to regulations. The applicant was reminded that a mylar, filed with the town clerks office would be necessary.

2) A letter was submitted from Elliott Fuller, Chatfield Farms, asking how long the Town Engineer would be in finishing the review of a Bond Transfer, being that it has already been almost 3 months.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report which showed that 15 certificates of compliance were issued and 4 cases are pending and in the office of Attorney Byrne. A motion to accept the report as submitted was made by Comm. Fitzpatrick and 2nd by Comm. Trzaski.. 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

The town planning consultant was not in attendance and did not submit a written report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No report given. It was noted that a meeting was scheduled for 5/25/11 at 7:30 P.M. at the Town Hall.

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

VIII OLD BUSINESS

1) Discussion of regulations - no activity.

IX NEW BUSINESS

A motion to hold a public hearing on June 16, 2011 at 7:00 P.M. for the purpose of a zone text amendment for Section 9 of the Regulations was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

X NEW APPLICATIONS

1) Jack Neubieser, representing Dr. Dey, came forward and as a courtesy and informational gesture only, informed the board of his clients intention to seek a zone change on Pines Bridge Road. This zone change would be needed in order for his client to move forward with relocating his medical practice.

2) Michael Stallings came forward and informed the commission that he was doing an online business, liquor sales, from 141 South Main St., unit 425, in the old Bronson Building. He has all of his permits in place with the liquor commission.

3) Mario Trepka came forward. (Comm. Betkowski recused himself) Mario is looking for permission to clean up a site on 119 - 113 South Main Street. There are some issues with the road above and the fact that if he removes the existing tree stumps, it would compromise the integrity of the road structure. He was told to not do any work past the wall and that his engineer should get together with Jim Galligan and together they would determine the best way to proceed.

(Comm. Betkowski back at 8:20 P.M.)

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

Comm. Fitzpatrick suggested that a dry run be made in order to review any needed changes to the procedure regarding how applications and the necessary requirements are handled.

XIII ADJOURNMENT

A motion to adjourn was made by Comm. McDuffie at 9:10 P.M. and 2nd by Comm. Chadderton. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk, May 21, 2011

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
MAY 2011**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 15

RICH PIVIROTTO	221 BETHANY ROAD	GARAGE
ANN MARIE LENGYEL	19 BONNA STREET	SHED
MARK HOPKINSON	3 BONNA STREET	GAZEBO
FITZGERALD AUTO	187 SOUTH MAIN STREET	ADDITION
JIM SCHEPFLIN	61 FAIRFIELD PLACE	DECK
JEFF POYNTON	334 BURTON ROAD	DECK
TODD WROGG	14 FAWN HILL ROAD	DECK
JEFF WINACOTT	132 COOK LANE	SHED
MIKE DAVIS	19 AVENUE E	SHED
AMY WHISKEYMAN	103 FELDSPAR AVENUE	POOL
THOMAS MUGGEO	87 FELDSPAR AVENUE	ADDITION
PROSPECT POOLS	12 FAWN HILL ROAD	POOL
PROSPECT POOLS	357 BETHANY ROAD	POOL
ERIC HORGAN	35 SOUTH CIRCLE	BLOCK WALL/FENCE
JOE RODORIGO	42 BONNA STREET	POOL

ORDERS PENDING: 4

DAVE RYBINSKI	7 QUAIL HOLLOW	BLIGHT
CEASE AND DESIST ISSUED BLIGHT CITATION ISSUED GOING TO COURT		
KEN MAGDA	11 FAIRFIELD PLACE	BLIGHT
PAPERWORK GIVEN TO ATTORNEY BYRNE		
WYNDHAM HOMES	CHATFIELD DRIVE	EARTH PRODUCTS
CEASE AND DESIST ISSUED HEARING SET FOR Z.B.A. AT ITS' JUNE MEETING		
JAMES BERGE	75 LAURIE LANE	BLIGHT
BLIGHT CITATION ISSUED GOING TO COURT		

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

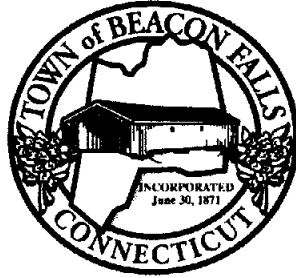
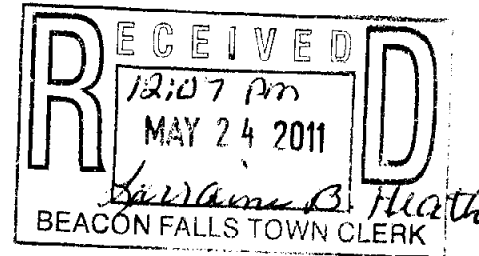
Comments
5/19/11

ELLIOTT FULLER

When will TOWNS ENGINEER

FINISH REVIEW OF BOND TRANSFER.

IT'S BEEN 3 MO.

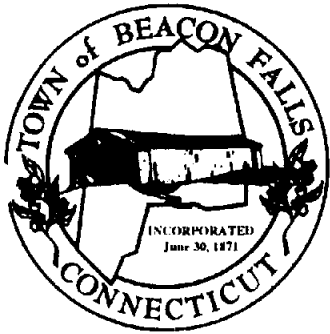


PROPOSED TEXT AMENDMENTS TO THE
BEACON FALLS ZONING REGULATIONS

- A. Amend section 9.2.5 “Adult Oriented Establishment” by adding the phrase “Tattoo Parlor”
- B. Add the following defined term to section 9:

9.34.1 “Tattoo Parlor”: An establishment that as a primary or accessory business engages in tattooing, which is the method of placing designs, letters, scrolls, figures, symbols or any other marks upon or under the skin with ink and or other substances resulting in the coloration or scarring of the skin by the aid of needles or any other instrument designed to penetrate the skin.

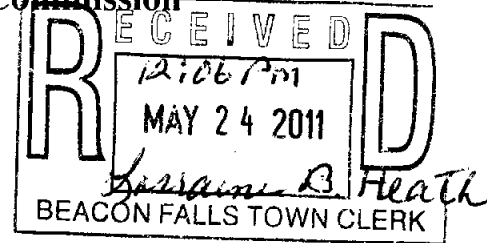
The purpose of this amendment is to change the status of a Tattoo Parlor from a permitted use into a special permit use, thus providing the Planning and Zoning Commission with more oversight of this type of land use and bring the Beacon Falls zoning regulations into greater conformance with other Connecticut Municipalities in the regulation of tattoo parlors.



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

LEGAL NOTICE



On June 16, 2011 at 7:00 P.M. in the Meeting Room, Town Hall, 10 Maple Avenue, Beacon Falls, Ct., the Planning and Zoning Commission of the Town of Beacon Falls will hold a Public Hearing for the purpose of amending the zoning regulations - specifically section 9.2.5 "Adult Oriented Establishment" and to add a definition to section 9 to include "Tattoo Parlor". Materials relevant to this application are available at the Town Clerks office.

Mary Ellen Fernandes
Clerk, P & Z Commission

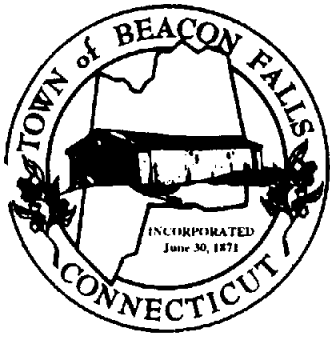
Please publish on June 3, 2011 and June 9, 2011

FAXED
5/23/11

w/htyl
paper

10:06 PM

10 Maple Avenue • Beacon Falls, CT 06403-1198 • (203) 729-4340 • Fax: (203) 720-1078



Planning and Zoning Commission

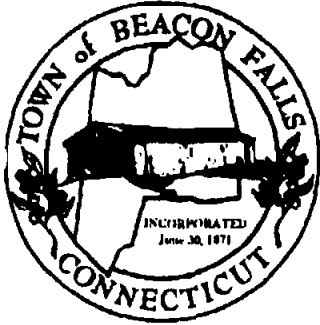
Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held May 19, 2011 the following motions were made and accepted.

- 1) A motion to approve the minutes of the April 21, 2011 regular meeting as submitted. 7 in favor. 1 abstention.
- 2) A motion to accept the ZEO written report as submitted. All in favor.
- 3) A motion to allow the Chairman to vary the agenda as needed. All in favor.
- 4) A motion to add Dr. Dey, Mario Trepka and Michael Stallings to the agenda. All in favor.
- 5) A motion to set a public hearing on June 16, 2011 at 7:00 P.M. for a zone Text amendment to Section 9. All in favor.
- 6) A motion to accept correspondence and payment of bills as submitted. All in favor.
- 7) A motion to adjourn at 9:10 P.M. All in favor.

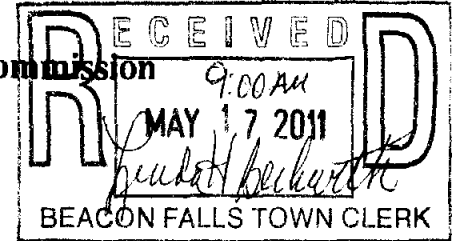
Present: Chairman McDuffie, Commissioners Chadderton, Taylor, Burns, Trzaski, Fitzpatrick, Betkowski and Groth.

Mary Ellen Fernandes
Clerk, May 21, 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission



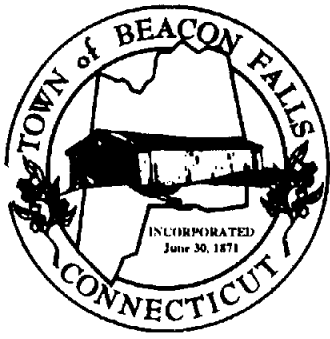
Mr. Kurt Novak
 Town Clerk
 10 Maple Avenue
 Beacon Falls, CT. 06403

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, May 19, 2011 at 7:30 P.M.

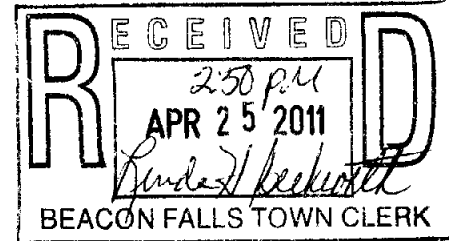
- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - April 21, 2011
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Discussion of Regulations
- IX NEW BUSINESS
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
 Mary Ellen Fernandes
 Clerk, 16 April 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission



Motions

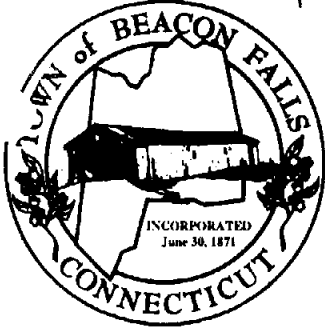
At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held April 21, 2011 the following motions were made and accepted.

- 1)A motion to approve the minutes of the Mar 17, 2011 regular meeting as submitted. All in favor.
- 2)A motion to approve the minutes of the Mar 17, 2011 public hearing, Application P-2011-185, Incentive Housing. All in favor.
- 3)A motion to accept the ZEO written report as submitted. All in favor.
- 4)A motion to accept the TE verbal report as submitted. All in favor.
- 5)A motion to accept correspondence and payment of bills as submitted. All in favor.
- 6)A motion to not allow any permits to be issued at Oakwood estates, by the ZEO, unless authorized by the commission. All in favor.
- 7)A motion to conditionally allow the ZEO to issue permits for the Oakwood Estates project. Conditions are specified in the minutes of the regular Meeting dated 4/21/11. All in favor.
- 8)A motion to adjourn at 8:15 P.M. All in favor.

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

Mary Ellen Fernandes
Clerk, April 22, 2011

OAKWOOD Estates
P-2004-125



Emergency - 203-729-5323
Town Hall - 203-729-4340
Fax - 203-723-8768

Town of BEACON FALLS
Connecticut

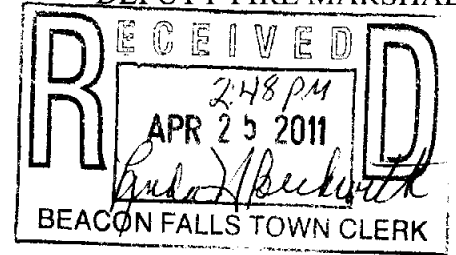
OFFICE OF THE FIRE MARSHAL 10 Maple Avenue • Beacon Falls, CT 06403

EDGAR RODRIGUEZ
FIRE MARSHAL

RAMON PEÑA
DEPUTY FIRE MARSHAL

March 18, 2011

Planning & Zoning Commission
10 Maple Ave
Beacon falls, CT. 06403



Planning and Zoning Commissioner:

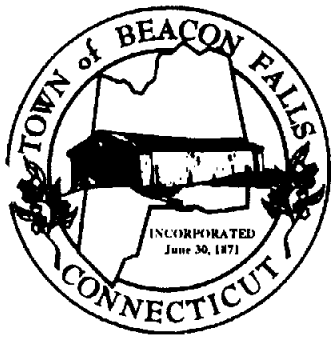
Beacon Hose Fire Chief Michael Pratt and I have reviewed and approved the location, size and specs for the Underground Water Tanks for Oakwood Estates. Building permits can be issued for lots up to the upper line of lots 4 and 13.

If you have any questions please contact the Beacon Hose Fire Chief or Beacon Falls Fire Marshal's Office.

Respectfully Submitted\

Fire Marshal Edgar Rodriguez

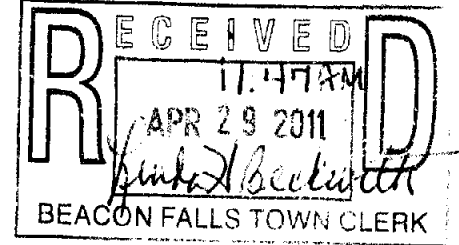
Fire Chief Michael Pratt



Town of BEACON FALLS Connecticut

Planning and Zoning Commission

Regular Meeting Minutes
April 21, 2011
Draft Minutes Subject to Modifications



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

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:35 P.M.. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Mar 17, 2011 regular meeting was made by Comm. Hinman and 2nd by Comm. Chadderton. All in favor.

A motion to approve the minutes of the public hearing on application P-2011-185, Incentive Housing, was made by Comm. Hinman and 2nd by Comm. Chadderton. All in favor.

III COMMENTS FROM THE PUBLIC

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

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report which showed that 8 certificates of compliance were issued, while 1 was denied at 221 Bethany Road because of setbacks..

4 cases are pending and in the office of Attorney Byrne. A motion to accept the report as submitted was made by Comm. Hinman and 2nd by Comm. Chadderton. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was in attendance but did not submit a written report. He stated that he conducted a site inspection of Oakwood Estates on 3/18/11 and as a result, he developed a punch list and gave it to Mike Selemme, he has not heard back from him.

Also, he conducted a site inspection of Bonna Drive and developed a punch list as well and gave it to Jeff Smith. He has not heard back from Mr. Smith either.

A motion to accept the verbal report as given was made by Comm. Hinman and 2nd by Comm. Chadderton. All in favor.

VI TOWN PLANNING CONSULTANT

The town planning consultant was not in attendance and did not submit a written report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No report given. It was noted that a meeting was scheduled for next Wednesday.

VIII OLD BUSINESS

1) Discussion of regulations - Chairman McDuffie noted that this item needs to be addressed. The commission has been very busy and has not had the time to devote to this matter with the attention that it deserves. It was suggested that the commissioners hold a workshop as soon as they can arrange it.

IX NEW BUSINESS

No new business was presented.

X NEW APPLICATIONS

No new applications were submitted.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

Chairman McDuffie read a letter into the minutes that was received from Mr. Posick. The letter requests that work be stopped in the Industrial Park by H I Stone. He states that he has not seen and or studied the plans, And as an adjoining property owner he feels that activity should stop. If it does not stop, he will have to bring legal action.

Chairman McDuffie also read a letter into the minutes that was received from the Fire Marshall. The letter was in regards to Oakwood Estates and states that all is set with the tank placement, the issues have been resolved.

APR 29 2011

All fire protection has been addressed. After a discussion in which Comm. Chadderton stated concerns, Chairman McDuffie said that he will speak with Atty. Byrne regarding the outcome of the Fire Hydrant placement. A motion to approve Brian Herb to issue permits , with the conditions that approvals of the Fire Chief, Atty. Byrne and First Selectman Cable are obtained by Chairman McDuffie when he speaks with them, was made by Comm. Chadderton and 2nd by Comm. Hinman. All in favor.

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Hinman at 8:15 P.M. and 2nd by Comm. Chadderton. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, April 23, 2011

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
APRIL 2011**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 8

JOHN PATAFIO	2 WILSON COURT	SHED
ROBERT MORIN	458 SKOKORAT ROAD	HANDICAP RAMP
GEORGE BIANCARELLI	109 BETHANY ROAD	POOL
SAL NAPOLEONE	288 COOK LANE	SHED
BEN BELAND	6 LORRAINE DRIVE	DECK/SUNROOM
LES BROWN	403 BETHANY ROAD	FENCE
THOMAS YOXALL	9 OAK DRIVE	POOL
MATT DEPTULA	57 HOCKANUM GLEN DRIVE	POOL

ORDERS PENDING: 4

DAVE RYBINSKI	7 QUAIL HOLLOW	OUTSIDE ACCUMULATION
CEASE AND DESIST ISSUED BLIGHT CITATION ISSUED GOING TO COURT		

ERIC HORGAN	35 SOUTH CIRCLE	WALL NO A-2 SURVEY
CEASE AND DESIST ISSUED STILL WAITING		

WYNDHAM HOMES	CHATFIELD DRIVE	EARTH PRODUCTS
CEASE AND DESIST ISSUED GOING TO Z.B.A.		

JAMES BERGE	75 LAURIE LANE	BLIGHT
BLIGHT CITATION ISSUED GOING TO COURT		

CERTIFICATE (S) OF ZONING COMPLIANCE DENIED: 1

RICH PIVIROTTO	221 BETHANY ROAD	GARAGE- SETBACKS
GOING TO Z.B.A.		

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

ATTORNEY STEVEN E. BYRNE

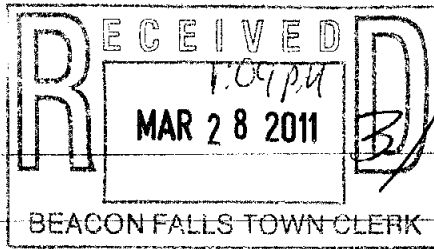
2B Farmington Commons, 790 Farmington Ave., Farmington, CT 06032
(860) 677-7355 (860) 677-5262 fax

To: Brian Herb, Beacon Falls Zoning Enforcement Officer
From: Steven Byrne
Date: April 15, 2011
Re: Pending Enforcement Matters – **Attach to ZEO Report to PZC**

The following matters have been referred to this office for further action and their current status is reported below:

- 1) Dave Rybinski – 7 Quail Hollow Court: A cease and desist order and a blight citation were issued on this property for maintaining a junk yard. The necessary documents have been prepared for enforcing the blight citation in court. These documents, once signed by the hearing officer and blight officer, will be submitted to court. As for the zoning violation, an injunction complaint has been prepared and will be served on the property owner this month. Fines, court costs and attorney fees will be sought as remedies in addition to an order of the court that the property be brought into conformance with the zoning regulations.
- 2) Chatfield Farms – Wyndham Homes: A cease and desist order was issued on March 8, 2011 which stated that the removal of earth products from the property would be a zoning violation unless further approval was given by the Planning and Zoning Commission. An appeal of this order has been filed with the Zoning Board of Appeals. A hearing date has not been set. I recommend that the Commission authorize the town engineer to meet with Chatfield Farms' engineer so as to firmly determine whether an agreement can be reached as to what earth products can be removed.
- 3) Eric Horgan – 35 South Circle: A cease and desist order was issued on this property on December 21, 2010. The violation was that a wall had been constructed without first providing an A-2 survey to the ZEO. I have been in contact with the property owner's attorney, Mark Iannone. As of this date, an A-2 survey has been completed and will be submitted to the zoning enforcement officer.
- 4) James Berge – 75 Laurie Lane: A blight citation was issued on March 8, 2011. This matter is proceeding with the other blight action [Rybinski]
- 5) Oakwood Estates: While this is not an enforcement action, the Commission should be aware that Oakwood Estates has made the final and last payment to the town as required by the stipulated judgment.

I believe this sums up the matters that are in my office. I will be out of town next week and thus unavailable for the Commission's April meeting.



B/28/11

To
Town Clerk
1st Selectman
Zoning Enforcement Offices
Town of Beacon Falls

Dear Sir

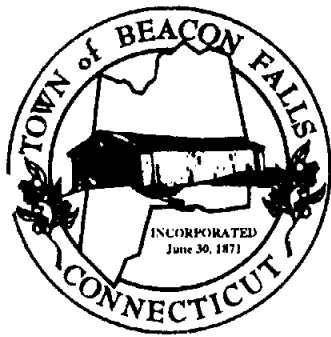
Subject
* HI Stone Ind Park *
Because I have not
seen & studied the
Plans from P & 2 on
this project, as an
adjining property owner
I recommend that you
stop this activity
untill I review and
OK because of the
'Grade Change'

If you do not do
this I will have to
bring legal action
against you for
Not doing your job

J.H.
J.M.P. over

copy
P & 2
Journath

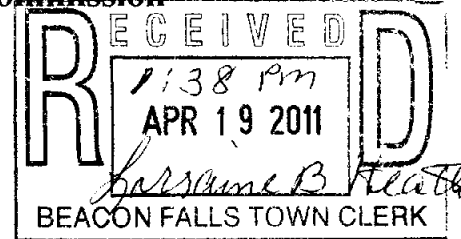
APR 29 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403



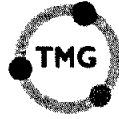
Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, April 21, 2011 at 7:30 P.M.

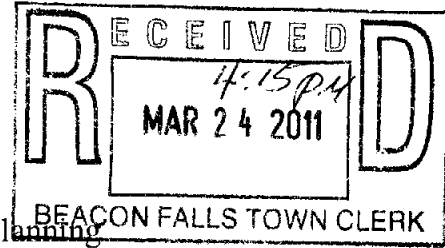
- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - March 17, 2011
 - 2) P.H. - P-2011-185 - Incentive Housing, March 17, 2011
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Discussion of Regulations
- IX NEW BUSINESS
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 18 April 2011

P-2011-185
3/17/11



Turner Miller Group
planning consensus community



Land use, economic development, and environmental planning
Facilitating consensus among diverse constituents
Creating sustainable communities

Article II Section 23 Incentive Housing Zone

Draft September 27, 2010

23.1 Definitions

23.1.1 Townhouse: A residential building consisting of two or more attached units in which each unit shares with the adjacent unit(s) a wall which extends from foundation to roof and has exterior walls on at least two sides.

23.1.2 Eligible Household: A household whose annual income is at or below eighty percent (80%) of the area median income for Beacon Falls, as determined and reported by the United States Department of Housing and Urban Development (HUD).

23.1.3 Incentive Housing Development: A residential or mixed use development that is located within the Beacon Falls Incentive Housing Zone and that complies with the statutory requirements set forth in the State of Connecticut General Statutes §8-13m et. seq., as amended and all additional applicable Town zoning regulations.

23.1.4 Incentive Housing Restriction: A deed restriction, covenant, or site plan approval condition constituting a binding obligation with respect to the restrictions on household income, sales or resale price, rent and housing costs required by Connecticut HOME program laws.

23.1.5 Incentive Housing Unit A dwelling unit within an Incentive Housing development that is subject to an incentive housing restriction.

23.1.6 Mixed- Use Development: A development containing a combination of residential uses with retail, personal service or office uses in a compact urban form.

23.2 Purpose

The Beacon Falls Incentive Housing Zone is an overlay district, with the following purposes:

23.2.1 To promote the revitalization of downtown Beacon Falls by encouraging mixed-use development that will provide for a variety of housing and business opportunities.

23.2.2 To provide the opportunity for the downtown to transform into a pedestrian oriented retail environment.

23.2.3 To encourage smart growth and low-impact development.

23.2.4 To promote the development of a transit-oriented, pedestrian-friendly, downtown community within walking distance to the Waterbury Branch of the Metro-North commuter line.

23.2.5 To assist the Town of Beacon Falls in complying with the State Zoning Enabling Act, Connecticut General Statutes § 8-2, by adopting zoning regulations that promote housing choice and economic diversity, including housing for moderate income households.

23.2.6 To ensure high quality site planning, architecture, and landscape design that is consistent with the surrounding residential neighborhoods and the distinct visual character of the historic structures in downtown Beacon Falls.

23.2.7 To establish development standards that ensures context-sensitive design and creative site planning in the reuse of existing buildings and construction of new buildings.

23.2.8 To benefit from the financial incentives provided by Connecticut General Statutes 8-13m et seq.

MAR 24 2011

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.3 Location

The boundaries of the Incentive Housing Zone Overlay District are shown on the Beacon Falls Zoning Map. The IHZ Overlay District is further divided into two sub-districts as shown on the map: Railroad Avenue and South Main Street.

23.4 Applicability

The regulations and design standards in this Section 23.4 shall apply to any proposed Incentive Housing Development within the IHZ Overlay District.

23.4.1 Because the IHZ Overlay District is an overlay zone, the provisions of the underlying zoning district shall not apply to a proposed Incentive Housing Development, and such underlying zoning designation shall terminate upon approval of a site plan of an Incentive Housing Development. Reinstatement of the underlying zoning shall require a zone change approved by the commission, and shall only be approved if the Incentive Housing Development is not constructed.

23.4.2 The provisions of other sections of the Beacon Falls Zoning Regulations shall apply to an Incentive Housing Development proposal except for the following:

- 23.4.2.1 Required on-site parking shall be governed by Sections 64 and 23.6.5 of this regulation.
- 23.4.2.2 All landscaping and buffer requirements shall be governed by Section 23.9.10 of this regulation.
- 23.4.2.3 All signage shall be governed by Section 23.9.7 of this regulation.
- 23.4.2.4 All dimensional standards shall be governed by Section 23.6.4 of this regulation.
- 23.4.2.5 The application process shall be governed by Section 23.7 of this regulation.

MAR 24 2011

23.5 Description of Sub - Districts

23.5.1 Railroad Avenue Sub-District

The following principles should be utilized for developing and reviewing Incentive Housing Development proposals within the Railroad Avenue area.

- 23.5.1.1 Encourage renovation of existing residential structures where appropriate, and redevelopment of other properties into contemporary multi-family residential buildings.
- 23.5.1.2 Encourage use of rail line by residents.
- 23.5.1.3 Sites should be designed to take advantage of the Naugatuck River, including provisions for public access where appropriate.
- 23.5.1.4 Maintain a design form in placement of buildings that will encourage walkability by placing buildings at or close to the edge of sidewalks that will, with architecture and window displays at the street level, promote visual interest.
- 23.5.1.5 Promote creativity and variety. The IHZ design standards are meant to promote creativity and variety in building design.
- 23.5.1.6 Promote sustainable and energy-efficient design and construction. Sustainable construction techniques and materials should be incorporated into new construction and, to the extent practicable, renovation and rehabilitation projects. Energy efficiency should be a central goal in selection of lighting, windows, materials, insulation, and HVAC systems. Buildings should be sited, oriented, and designed with orientation to the sun and wind in mind as well. Applicants should consider certification by LEED or similar rating programs, including any requirements to utilize such programs as well as the use of low-impact development techniques.
- 23.5.1.7 Protect and preserve the historic character of specific buildings in the area.

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.5.2 South Main Street Sub District

The following principles should be utilized for developing and reviewing Incentive Housing Development proposals within the South Main Street area.

- 23.5.2.1 Encourage re-development of the existing uses to upgrade the aesthetic characteristics of the area
- 23.5.2.2 Integrate this area into the main section of downtown Beacon Falls
- 23.5.2.3 Encourage use of rail line by residents
- 23.5.2.4 Promote a mix of uses with retail on the street level and offices and residential uses above street level.
- 23.5.2.5 Maintain a design form in placement of buildings that will encourage walkability by placing buildings at or close to the edge of sidewalks that will, with architecture and window displays at the street level, promote visual interest.
- 23.5.2.6 Promote creativity and variety. The IHZ design standards are meant to promote creativity and variety in building design.
- 23.5.2.7 Promote sustainable and energy-efficient design and construction. Sustainable construction techniques and materials should be incorporated into new construction and, to the extent practicable, renovation and rehabilitation projects. Energy efficiency should be a central goal in selection of lighting, windows, materials, insulation, and HVAC systems. Buildings should be sited, oriented, and designed with orientation to the sun and wind in mind as well. Applicants should consider certification by LEED or similar rating programs, including any requirements to utilize such programs as well as the use of low-impact development techniques.

18 24 2010

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.6 Permitted Uses and Dimensional Requirements

23.6.1 Railroad Avenue Sub District

The following uses are permitted subject to Site Plan Approval in accordance with Section 23. Uses permitted within the underlying zones shall continue to be permitted as provided within the applicable district regulations.

23.6.1.1 Townhouse residential development and two-family houses at a maximum density of ten (10) dwelling units per acre. Such density shall be calculated based on total area not including land within the 100 year floodplain and with slopes in excess of 35%.

23.6.1.2 Professional and business offices

23.6.2 South Main Street Sub District

The following uses are permitted subject to Site Plan Approval in accordance with Section 23. Uses permitted within the underlying zones shall continue to be permitted as provided within the applicable district regulations.

23.6.2.1 Mixed-use development with a maximum residential density of 20 dwelling units per acre. Such density shall be calculated based on total area not including land within the 100 year floodplain and with slopes in excess of 35%.

All mixed-use developments shall conform to the following:

- Retail or office uses shall be located on the ground floor of all buildings
- Separate and distinct entrances shall be provided for first floor and upper story uses

23.6.3 Dimensional Requirements

	RAILROAD AVENUE	SOUTH MAIN STREET
Minimum Lot Size	10,000 square feet	20,000 square feet
Minimum Frontage	50 feet	50 feet
Minimum Front Setback	0 feet	0 feet
Maximum Front Yard Setback	10 feet	10 feet
Minimum Side yard Setback	10 feet	10 feet
Minimum Rear Yard Setback	30 feet from banks of Naugatuck River	25 feet
Maximum Height	3 stories	4 stories

MAR 24 2011

The Commission may waive the requirement for minimum lot size for a parcel which exists at the time of adoption of this regulation, if the Commission finds that the proposed development would be consistent with the purpose of this regulation, and conform to all other zoning requirements.

23.6.4 Parking Design Requirements

The parking provided shall conform to the requirements of Sections 62 and 23.6.4.1 of the Beacon Falls Zoning Regulations and the following requirements:

23.6.4.1 Dimensions of parking spaces shall be nine (9) feet by eighteen (18) feet for ninety (90) degree parking, ten and a half (10.5) feet by twenty (20) feet for sixty (60) degree angled parking, and nine (9) feet by twenty one (21) feet for parallel parking.

23.6.4.2 Aisle widths shall be twenty four (24) feet for ninety (90) degree parking, eighteen (18) feet for sixty (60) degree parking, twelve (12) feet for parallel parking in a one-way circulation design, and twenty four (24) feet for parallel parking in a two-way circulation design.

23.6.4.3 Parking shall not be located in front yards unless there is no possible alternative and only for renovation of existing buildings, and in such cases the Commission may require a greater amount of landscaping to reduce the impact of the parking on the streetscape.

23.6.4.4 Parking shall be set back a minimum of ten (10) feet from front property lines.

23.6.4.5 Parking shall be located a minimum of five (5) feet from all buildings.

23.6.4.6 Parking that is visible from streets or public sidewalks shall be screened with opaque screening is a minimum of three (3) feet higher than the level of the parking lot.

23.6.4.7 Landscaping around and within parking lots should be designed with low-impact development techniques to allow storm-water runoff to drain into the landscaped areas to supplement irrigation and to pre-treat the runoff.

MAR 24 2012

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.7 Application Process

23.7.1 Pre-Application Review – Applicants are encouraged to participate in a pre-application meeting with the Planning and Zoning Commission and the Town staff. The purpose of this pre-application meeting is to obtain the advice and direction of the staff prior to filing the application.

23.7.2 Application Requirements – As part of any application for an Incentive Housing Development, the Applicant must submit the following:

23.7.3 Sixteen (16) copies of the site plan, utility plan, landscaping plan, topographic plan, erosion and sedimentation control plan, and other information, following the requirements for each as stated in the Beacon Falls Zoning Regulations. In addition, architectural drawings shall be submitted for each application, and shall show sufficient detail for all sides of the building(s) to determine compliance with the Design Standards set forth in this Section 23.

23.7.4 Site plan application fees, as specified in the Commission’s fee schedule.

23.7.5 Submission shall be made to the commission at least one day prior to a regular meeting.

23.7.6 Public Hearing – A public hearing shall be conducted for any site plan or subdivision application seeking approval for an Incentive Housing Development. The public hearing shall be conducted in accordance with the requirements of Chapters 124 or 126 and §§ 8-13a et seq. as applicable, of the Connecticut General Statutes, as applicable.

23.7.7 The time limits for rendering a decision on a site plan for an Incentive Housing Development shall be governed by the Connecticut General Statutes, as applicable.

23.7.8 Conditions shall be imposed on an Incentive Housing Development approval by the Commission only as necessary.

23.7.9 To ensure substantial compliance of the proposed development with the requirements of the incentive housing zone regulations including the design standards, or to mitigate any extraordinary adverse impacts of the development on nearby properties.

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.8 Incentive Housing Requirements

The following regulations shall govern the residential units in an Incentive Housing Development.

23.8.1 Twenty percent (20%) of all dwelling units constructed in an Incentive Housing Development shall be Incentive Housing Units. When a calculation performed under this subsection results in a number that includes a fraction, the fraction shall be rounded up to the next whole number.

23.8.2 Incentive Housing Units shall be rented or sold to and occupied only by Eligible Households.

23.8.3 Each Incentive Housing Unit shall be subject to an Incentive Housing Restriction, which shall be recorded on the Beacon Falls Land Records. All Incentive Housing Restrictions must include, at a minimum, the following:

23.8.4 A description of the Incentive Housing Development, including whether the Incentive Housing Units, at the time of initial occupancy, will be rented or owner-occupied.

23.8.5 An identification of the Incentive Housing Units.

23.8.6 The name and address of the Incentive Housing Administrator.

23.8.7 A requirement that only an Eligible Household may reside in an Incentive Housing Unit.

23.8.8 The formula pursuant to which rent of a rental unit or the maximum sale or resale price of a homeownership unit will be calculated.

23.8.9 The term of the Incentive Housing Restriction, which shall be a minimum of thirty (30) years, calculated on a per unit basis from the date of the initial residential occupancy of each Incentive Housing Unit.

23.8.10 Provision for monitoring and enforcement of the terms and provisions of the Incentive Housing Restriction by the Commission.

23.8.11 Provision that the Incentive Housing Administrator shall file an annual report to the Commission, in a form specified by the Commission, certifying compliance with the provision of this Section 23.

MAR 24 2011

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.9 Design Standards

23.9.1 Facades

23.9.1.1 Buildings more than sixty (60) feet in length shall be broken down into a series of smaller elements or “bays” to evoke the rhythm of historic shop fronts and mixed use town centers and to add to the visual character and maintain the pedestrian scale of the streetscape. To accomplish this, facades on such buildings shall incorporate wall plane projections or recesses having a depth of at least two (2) feet which extend at least twenty percent (20%) of the length of the façade.

23.9.1.2 Ground-floor facades within the South Main Street Sub-district that face public streets shall have display windows, entry doors with awnings or other such features that establish a pedestrian scale.

23.9.1.3 Blank wall surfaces on the front façade are prohibited.

23.9.1.4 Side and rear facades which are visible from the public ways should be articulated in a manner compatible with the design of the front façade.

23.9.2 Materials and Colors

23.9.2.1 New building materials shall be of a high quality, durability, and permanence, and should be economically maintained and able to retain their appearance over time.

23.9.2.2 Building façade materials permitted within the district include brick, wood, stone, glass, manufactured limestone, cast stone, masonry, terra cotta, cellular PVC trim, and sustainable materials. Brick is the preferred material within the South Main Street Sub-districts.

23.9.2.3 Stone and stone veneers are appropriate as a basic building material or as a secondary material for architectural elements such as window sills or lintels in combination with other materials such as brick or concrete.

23.9.3.4 The use of vinyl siding, smooth faced concrete block, tilt-up concrete panels, or prefabricated steel panels as an exterior surface is prohibited.

23.9.3 Windows and Doorways

23.9.3.1 Windows should be inset a minimum of four (4) inches from the exterior wall surface to create visual relief to the wall.

23.9.3.2 An awning or similar architectural overhang shall be used over all doorways. Adequate lighting for the doorway shall be incorporated into the design of the doorway.

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

MAR 24 2011

23.9.4 Roofs

- 23.9.4.1 Roof forms should complement the principal building in terms of style, detailing, and materials.
- 23.9.4.2 Mechanical equipment, metal chimneys, and elevator shafts on a roof shall be screened from public view using parapets or other architectural elements.
- 23.9.4.3 Within the Railroad Avenue Sub-district, all roofs shall be sloped at a pitch of at least thirty (30) degrees.

23.9.5 Signs

- 23.9.5.1 The only signs permitted shall be wall signs, hanging signs, or signs permanently painted on windows.
- 23.9.5.2 One wall sign for each business is permitted on the front façade, as well as on the rear façade of a mixed use building. The aggregate size of all wall signs on a façade may not exceed one (1) square foot per lineal foot of the building façade. When a building is located on a corner, both the front and side facades shall be considered front facades provided there are business entrances located at the street level on the side of the building. When a building has a side which is visible from the street, one wall sign is permitted which identifies the building but not the individual business located within the building, and such sign shall not exceed one (1) square foot per lineal foot of the building side.
- 23.9.5.3 Wall signs shall not project more than twelve (12) inches from the surface of the wall to which they are attached, and shall be located a minimum of eighteen (18) inches from the corner of the building, a minimum of thirty-six (36) inches from any other wall sign. Wall signs shall not be permitted above the ground level floor.
- 23.9.5.4 One hanging sign is permitted for each business on the ground level. Such hanging sign shall be a maximum of six (6) square feet in area (per face), shall project no more than three (3) feet from the building, and must provide a minimum of eight (8) feet and maximum of twelve (12) feet of clearance from the bottom of the sign to the sidewalk directly below. Such hanging signs shall not interfere with any clearance for emergency vehicles.
- 23.9.5.5 Signs shall be illuminated by an external steady stationary light source, shielded and directed solely at the sign. Internally lit signs and any sign with blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, are prohibited, including electronic messages.

23.9.6 Sidewalks

- 23.9.6.1 Where a proposed Incentive Housing Development abuts a street that lacks a sidewalk, or where existing sidewalks are not in compliance with applicable standards, the application shall include a proposal to construct or improve the sidewalks abutting the project site.

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.9.7 Landscaping

23.9.7.1 All areas between the front of a building and the front property line that are not occupied by driveways, sidewalks, or other approved hardscape, shall be landscaped with grass or other living ground cover, trees and shrubs. Landscape stone shall not be permitted in front yards with the exception of small areas within planting beds and as accent pieces within a vegetated landscape.

23.9.7.2 All plantings shall be native species. Invasive species, native or non-native, are prohibited. Plantings near streets, parking areas, or sidewalks should be salt tolerant.

23.9.7.3 Street trees shall be planted in conformance with the Town's standards at a minimum spacing of 75 feet. All such trees shall be appropriate for a roadside setting, with a minimum size of 2" caliper.

23.9.7.4 Landscaping improvements may include amenities such as street furniture, artwork, fences, stone walls, fountains, and courtyards.

23.9.7.5 Preservation of existing trees is strongly recommended, where feasible.

23.9.8 Site Lighting

23.9.8.1 All outdoor lighting fixtures shall have a total cutoff of all light at ninety (90) degrees or less from vertical with the exception of wall mounted fixtures at doorways, which shall be shielded from emitting light upwards beyond an entry overhang or awning.

23.9.8.2 Lighting fixtures along sidewalks or pathways shall not exceed twelve (12) feet in height, although the supporting poles may exceed that height.

23.9.8.3 Poles supporting light fixtures shall be dark in color to reduce light reflectivity.

23.9.8.4 All light fixtures shall emit a steady, constant light and shall not emit a flashing or irregular light, unless specifically required by Federal, State, or municipal authorities.

23.9.8.5 All outdoor light fixtures using metal halide lamps shall be shielded and filtered.

23.9.8.6 The following types of light sources are prohibited: mercury vapor, low pressure sodium, or quartz lamps, laser, searchlights, cobra-head fixtures, or moving or colored lights with the exception of temporary holiday displays.

23.9.8.7 All outdoor lights shall be designed, located, and installed in such a manner as to prevent objectionable light, including disability glare, from creating a nuisance on abutting properties or the public way.

23.8.8.8 Lighting for the American flag may deviate from these standards, but shall not produce disability glare nor create a nuisance for abutting properties or residents of the area.

MAR 24 2011

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

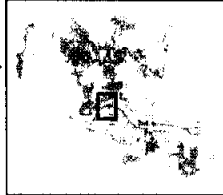
www.TurnerMillerGroup.com

**Beacon Falls
Connecticut**
Proposed Zone Map
Amendment
Incentive Housing Zone
Railroad Avenue
Sub-District

Legend

- Parcels
- Incentive Zone
- Roads

Locus Map

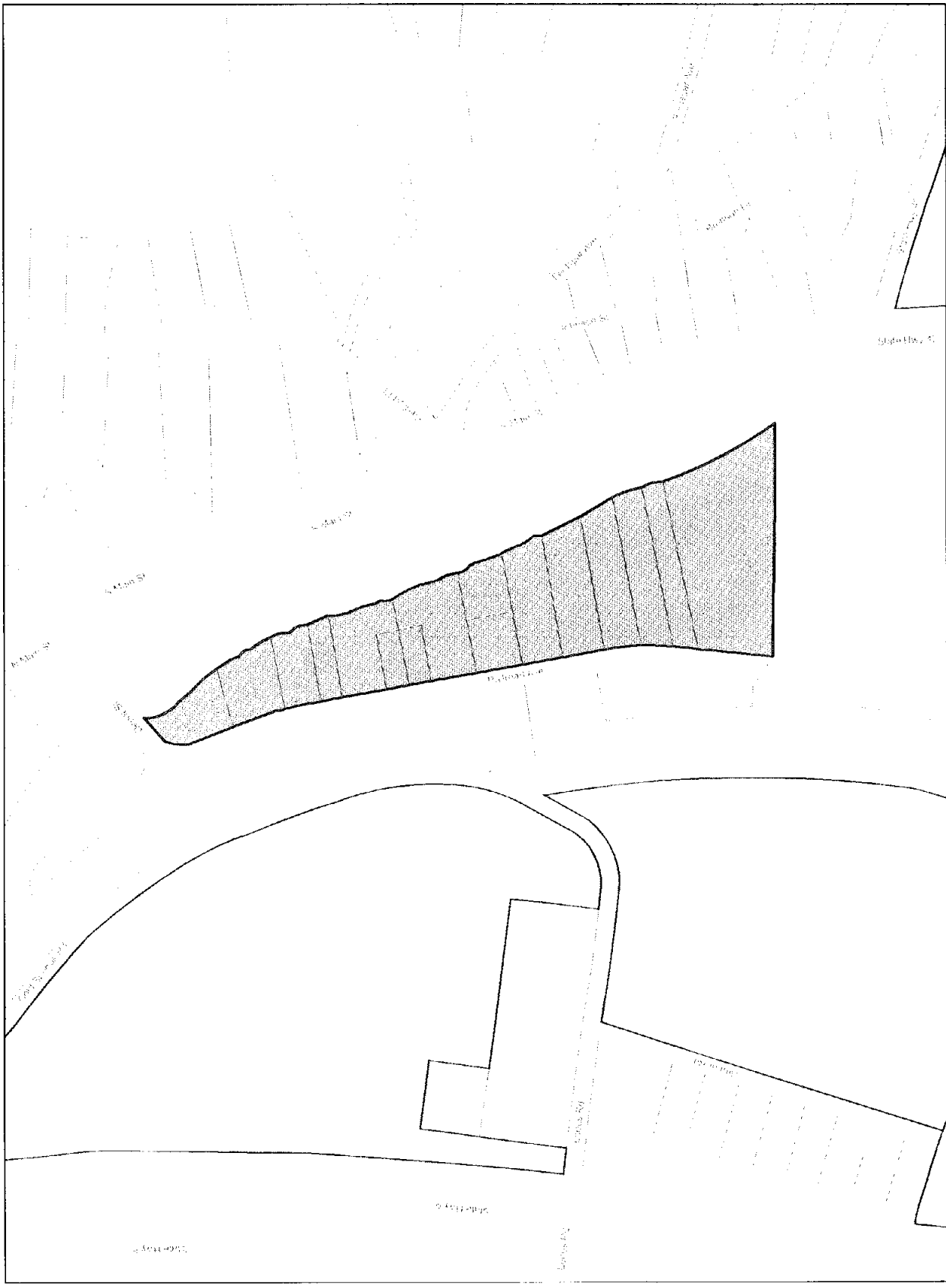


0 100 200
Feet
1 inch = 200 feet

Map Number

1

September 2010
Prepared by: Turner Miller Group



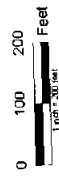
**Beacon Falls
Connecticut**

Proposed Zone Map
Amendment
Incentive Housing Zone
South Main Street
Sub-District

Legend

- Parcels
- Incentive Zone
- Roads

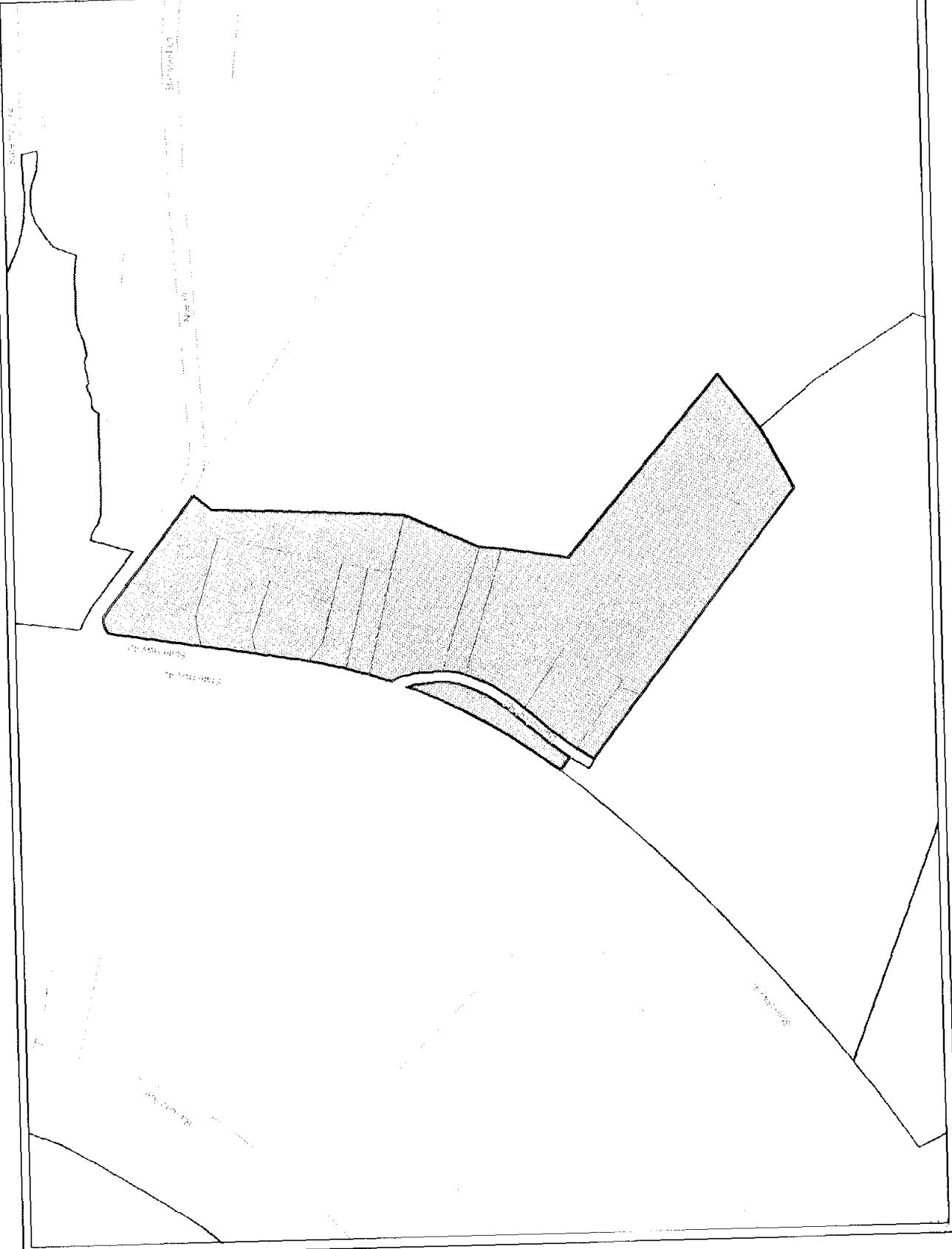
Locus Map

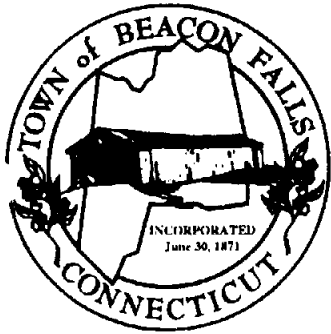


Map Number

2

September 2010
Prepared by: Turner Miller Group

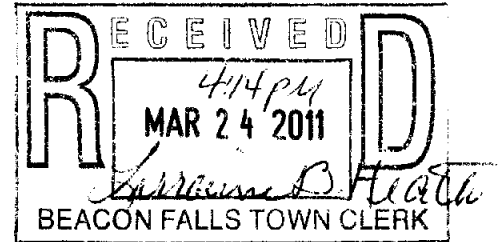




TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

LEGAL NOTICE

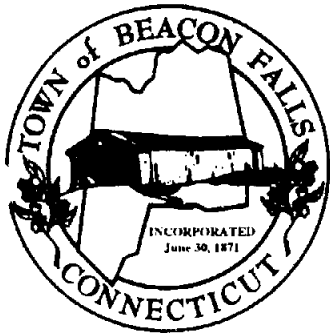


At the Regular Meeting of the Planning and Zoning Commission of the Town of Beacon Falls, held on March 17, 2011, a motion to APPROVE application P-2011-185, Incentive Housing was made and passed with a unanimous vote. It was approved as per Article II, Section 23, Incentive Housing Zone, draft dated 9/27/10.

Mary Ellen Fernandes
Clerk, P & Z Commission

Please publish on March 22, 2011.

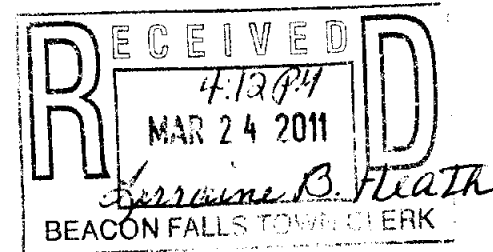
FAXED
3/20/11
8:48 TO wby
PAPER



Town of BEACON FALLS *Connecticut*

Planning and Zoning Commission

Regular Meeting Minutes
March 17, 2011
Draft Minutes Subject to Modifications



Present: Chairman McDuffie, Commissioners Betkoski, Hinman, Chadderton, Trzaski, Taylor, Fitzpatrick and Groth.

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 8:05 P.M.. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Feb 17, 2011 regular meeting was made by Comm. Chadderton and 2nd by Comm. McDuffie.

All in favor.

A motion to approve the minutes of the public hearing on application P-2011-185, Incentive Housing, was made by Chairman McDuffie and 2nd by Comm. Betkowski. All in favor.

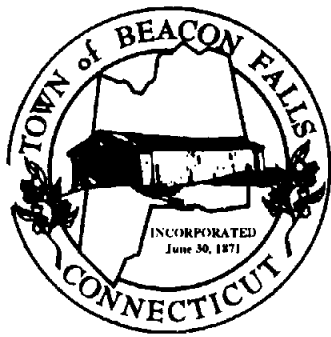
A motion to approve the minutes the public hearing on application P.R.D.D. was made by Chairman McDuffie and 2nd by Comm. Chadderton.

All in favor.

III COMMENTS FROM THE PUBLIC

Chairman McDuffie asked if there were any public comments and no Elliott Ford came forward and inquired as to the activity still taking place at Chatfield Farms. He noted that he believed that a cease and desist order was in place, yet trucks continue to come and go. He was told that a cease and desist order was in effect and that the commission would direct the ZEO to place the appropriate signs on the property.

- * A motion to recess was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick at 8:16 P.M. All in favor.



Town of BEACON FALLS Connecticut

Planning and Zoning Commission

- * A motion to resume the meeting was made at 8:19 by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

Comm. Trzaski asked for clarification as to the issue of the cease and desist. He thought that 2 months ago this was settled and that Cherry Hill had the legal right to be there.

He was told that while they can be on the property, they can not remove earth materials.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report which showed that 4 cease and desist orders are still pending and in the hands of Attorney Byrne. A motion to accept the report as submitted was made by Comm. Fitzpatrick and 2nd by Comm. Trzaski. All in favor.

The commission directed Brian not to issue permits @ Oakwood Estates until further notice of the board .

V TOWN ENGINEERS REPORT

The Town Engineer was in attendance but did not submit a written report. He stated that he was going to meet and inspect Bonna Drive tomorrow at 1:00 P.M. He will report back to the commission at next months meeting. Also, he has a meeting tomorrow at 11:00 A.M. regarding Oakwood Estates and will also report on it at next months meeting.

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

VI TOWN PLANNING CONSULTANT

No report.

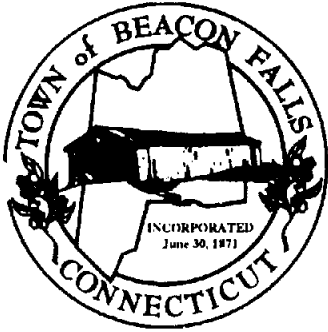
VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

A motion to allow Rich Minnick to authorize 2 people from the Water Pollution Board to the C. P. of D. was made by Comm. Betkowski and 2nd by Comm. Chadderton. All in favor.

VIII OLD BUSINESS

1) Discussion of regulations - No discussion - tabled

MAR 24 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

IX NEW BUSINESS

1) Application P-2011-185 - Incentive Housing Zone, discussion and or vote. Comm. Betkowski made a motion to vote and it was 2nd by Comm Trzaski. All in favor.

A motion to approve as per Article II, Section 23, Incentive Housing Zone, was made by Comm. Betkowski and 2nd by Comm. Trzaski.

Chairman McDuffie polled the commissioners individually and each member was in favor of the motion. A unanimous vote passed the motion.

X NEW APPLICATIONS

No activity

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

No petitions from the commissioners.

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Groth at 9:02 P.M. and 2nd by Comm. Fitzpatrick. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk, Mar 20, 2011

MAR 24 2011

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
MARCH 2011**

ORDERS PENDING: 4

DAVE RYBINSKI 7 QUAIL HOLLOW OUTSIDE ACCUMULATION
CEASE AND DESIST ISSUED BLIGHT CITATION ISSUED

ERIC HORGAN 35 SOUTH CIRCLE WALL NO A-2 SURVEY
CEASE AND DESIST ISSUED

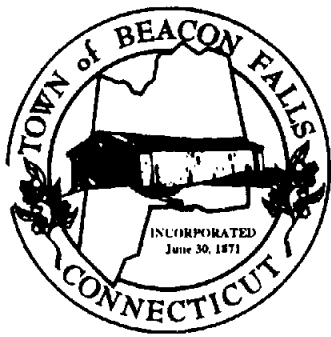
WYNDHAM HOMES CHATFIELD DRIVE EARTH PRODUCTS
CEASE AND DESIST ISSUED

JAMES BERGE 75 LAURIE LANE BLIGHT
BLIGHT CITATION ISSUED

RESPECTFULLY SUBMITTED



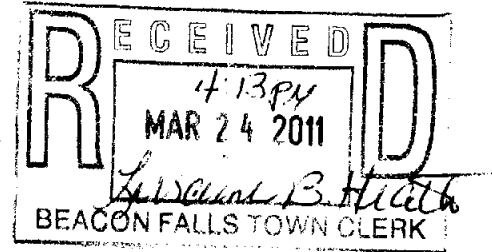
BRIAN HERB, CZEO



TOWN of BEACON FALLS Connecticut

Planning and Zoning Commission

Public Hearing Minutes
Incentive Housing Zone
Application P-2011-185
Draft Minutes Subject to Modification
March 17, 2011



Present: Chairman McDuffie, Commissioners Taylor, Hinman, Groth, Fitzpatrick,
Betkoski, Trzaski and Chadderton.

Absent: Commissioner Burns.

I Call to Order

Chairman McDuffie called the public hearing to order at 7:22 P.M.
The legal notice was read into the minutes.

II New Business

Brian Miller, Town Planning Consultant came forward and presented
Article II Section 23, Incentive Housing Zone which outlines the specifics
for this potential zone.

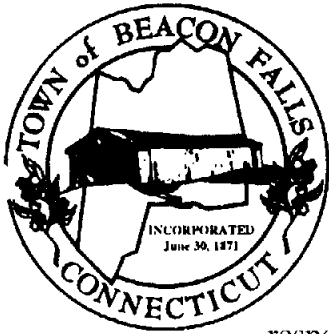
The 2 areas being considered are Railroad Ave, south of the Depot St. Bridge,
East of the River and South Main St., south of Noe Place.

The Railroad Ave area is currently a mix of commercial, residential and vacant
properties and the South Main Street is also a mix of commercial properties,
with business and residential.

Potentially, the Railroad Ave area will accommodate approximately 23 units and
the S. Main Street area approximately 92 units.

Chairman McDuffie asked if there were any public comments and Ken Feroni,
representing O & G Industries, came forward and stated that the company has
been watching this project along the way, and acknowledged the time and effort
that the commission has put into it. O & G has property located on Lopus Road,
in close proximity to the railroad station, river and center of town. Mr. Feroni
stated that it would be an ideal location for just this type of project.
Ken Feroni submitted maps which outline the property that he is talking about.

Chairman McDuffie asked if there were any other comments from the public
and Elliott Ford inquired as to the issue of maximum density and Brian Miller



TOWN of BEACON FALLS *Connecticut*

Planning and Zoning Commission

responded that the calculation of maximum density would be determined in the flood plain area which is relevant to the Railroad Ave area and the slope issue which is relevant to the S. Main st area, would be deducted from the total calculation. As far as the maximum calculation regarding the areas that are sloped, it would be determined by the remaining acreage after sloped area is deducted.

Chairman McDuffie asked if there were any other comments from the public and the clerk, Mary Ellen Fernandes asked to recuse herself and speak from a public view. She stated that she is against this type of zone because she feels that zoning was created to bring order to the town and this zone is mixed to include a variety of zones. If we don't want zoning, then we should get rid of it. This type of zoning will bring a city like atmosphere to our community. She stated that we are not a city, we are a bedroom community and while we do need to bring business's to town this does not fit into our town and is, in her opinion, a big mistake.

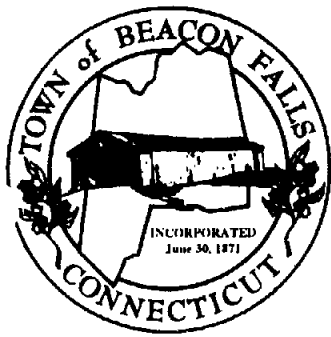
Comm. Chadderton noted that this type of zoning will change the character of our town and we should consider seriously what we want this to become. He is not against this type of zoning, he just does not like the placement. Comm. Trzaski believes that this will be good for the town.

Chairman McDuffie asked three times if there were any comments from the public and no one came forward.

At 8:04 P.M. a motion to close the public hearing was made by Comm. Chadderton and 2nd by Comm. Hinman.
All in favor.

Respectfully Submitted,
Mary Ellen Fernandes
Clerk, 19 March 2011

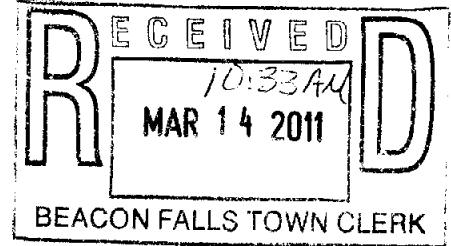
MAR 24 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

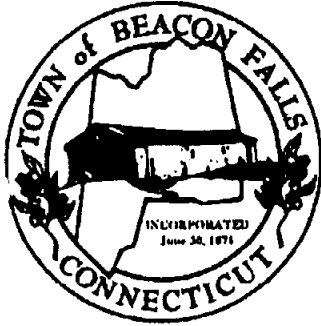


Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, March 17, 2011 at 7:30 P.M.

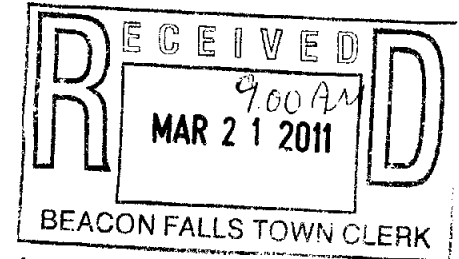
- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - Feb 17, 2011
 - 2) P.H. - P-2011-185 - Incentive Housing
 - 3) P.H. - P-2009-176 - P.R.D.D.
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Discussion of Regulations
- IX NEW BUSINESS
 - 1) Application P- 2011-185 - Incentive Housing Zone, discussion and or vote
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 13 March 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission



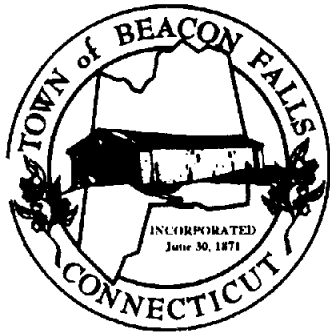
Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held March 17, 2011 the following motions were made and accepted.

- 1)A motion to approve the minutes of the Feb 17, 2011 regular meeting as submitted. All in favor.
- 2)A motion to approve the minutes of the Feb 17, 2011 public hearing, Application P-2011-185, Incentive Housing. All in favor.
- 3)A motion to approve the minutes of the Feb 17, 2011 public hearing, P.R.D.D. All in favor.
- 4)A motion to recess. All in favor.
- 5)A motion to resume the meeting. All in favor.
- 6)A motion to not allow any permits to be issued at Oakwood estates, by the ZEO, unless authorized by the commission. All in favor.
- 7)A motion to accept the ZEO written report as submitted. All in favor.
- 8)A motion to accept the TE verbal report as submitted. All in favor.
- 9)A motion to authorize Rich Minnick to appoint 2 people from the Water Pollution Board to the board of Conservation Plan of Development. All in favor.
- 10)A motion to vote on Application P-2011-185. All in favor.
- 11)A motion to approve Application P-2011-185, Incentive Housing Zone, as per article II, Section 23. All in favor.
- 12) A motion to accept correspondence and payment of bills as submitted. All in favor.
- 13)A motion to adjourn at 9:02 P.M. All in favor.

Present: Chairman McDuffie, Commissioners Chadderton, Hinman, Betkoski, Taylor, Trzaski, Fitzpatrick and Groth.

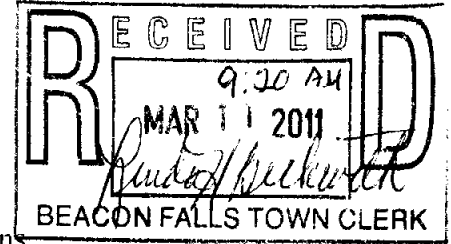
Mary Ellen Fernandes
Clerk, March 19, 2011



TOWN of BEACON FALLS Connecticut

Planning and Zoning Commission

Regular Meeting Minutes
Feb 17, 2011
Draft Minutes Subject to Modifications



Present: Chairman McDuffie, Commissioners Betkoski, Burns, Chadderton, Taylor, and Groth.

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 8:07 P.M.. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Jan 20, 2011 regular meeting was made by Comm. Chadderton and 2nd by Comm. Betkoski. All in favor.

III COMMENTS FROM THE PUBLIC

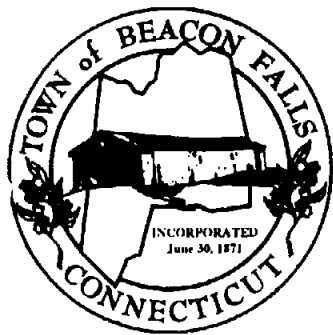
Chairman McDuffie asked 3 times if there were any public comments and no one came forward.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not in attendance but submitted a written report which showed that 1 certificate of zoning compliance was issued and 2 cease and desist orders are still pending and in the hands of Attorney Byrne.. A motion to accept the report as submitted was made by Comm. Chadderton and 2nd by Comm. Taylor. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was in attendance but did not submit a written report. He stated that he was asked to inspect Bonna Drive to report back to the commission, but was unable to do so due to the amount of snow that has fallen. He did note however, that he has seen the as built / A2 survey.



TOWN of BEACON FALLS *Connecticut*

Planning and Zoning Commission

VI TOWN PLANNING CONSULTANT

Town Planning Consultant apologized for being late and was sorry that he missed the public hearing on the Incentive Housing Zone. Chairman McDuffie explained that the meeting was continued until next month's regular meeting night at 7:15 P.M.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

Brian Miller explained that the meeting last month was cancelled due to snow. The next meeting will be Wednesday February 23, 2011.

VIII OLD BUSINESS

1) Discussion of regulations - No discussion - tabled until next month's meeting.

IX NEW BUSINESS

1) Application P-2009-176. P.R.D.D. - discussion and or vote.
Chairman McDuffie asked the commissioners if they had any questions or concerns regarding this application - all were satisfied. Comm. Chadderton made a motion to return the property to the original status of R1 because of a statutory time frame referred to in Section 22.2.4. There has been no activity on the parcel and the commission is within its authority to do so. The effective date will be Feb 28, 2011. The motion was 2nd by Chairman McDuffie. All in favor.

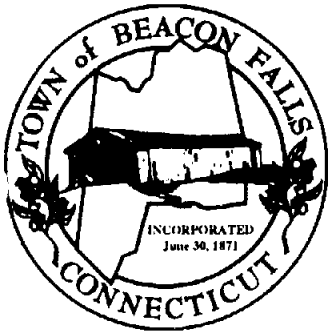
2) Application P-2011-185 - Incentive Housing Zone, discussion and or vote. This discussion was tabled until the March meeting.

X NEW APPLICATIONS

No activity

XI CORRESPONDENCE AND PAYMENT OF BILLS

Chairman McDuffie questioned Brian Miller regarding an invoice that was submitted for payment, noting that it was for work done without the commissions knowledge. If a potential applicant wants to discuss a possible project, Brian should first direct them to the Planning and Zoning commission and not take a meeting unknown to the board. A motion to accept correspondence and payment of bills as submitted was made by



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

XII PETITIONS FROM COMMISSIONERS

A motion to have Brian Miller change the Zoning Map to reflect the current changes was made by Comm. Chadderton and 2nd by Comm. Burns.

All in favor.

A brief discussion regarding the turmoil surrounding the clerks pay took place in which it was noted by Chairman McDuffie that any issues that arise regarding bills / invoices that are approved by the commission should be brought to his and the boards attention for clarification.

XIII ADJOURNMENT

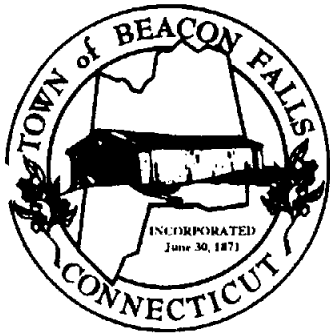
A motion to adjourn was made by Chairman McDuffie at 8:50 P.M. and 2nd by Comm. Betkowski. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

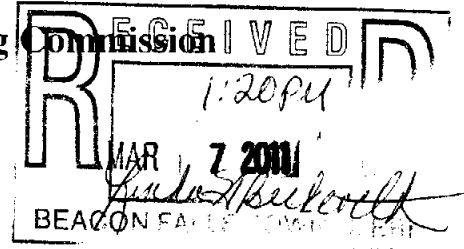
Clerk, Feb 28, 2011

MAR 11 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission



Special Meeting Agenda

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions
Special Meeting to be held at the Meeting Room, 10 Maple Avenue,
Beacon Falls, CT. 06403 on March 17, 2011 at 7:15 P.M.

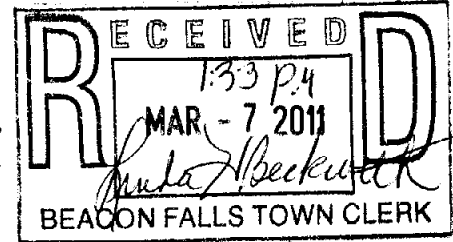
- I Call to Order
- II New Business
 - 1) Continuation of Public Hearing Incentive Housing Zone,
Application P-2011-185
- III Adjournment

Respectfully submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 28 Feb 2011

P-2011-185



Turner Miller Group
planning consensus community



Land use, economic development, and environmental planning
Facilitating consensus among diverse constituents
Creating sustainable communities

Article II Section 23 Incentive Housing Zone

Draft September 27, 2010

23.1 Definitions

23.1.1 Townhouse: A residential building consisting of two or more attached units in which each unit shares with the adjacent unit(s) a wall which extends from foundation to roof and has exterior walls on at least two sides.

23.1.2 Eligible Household: A household whose annual income is at or below eighty percent (80%) of the area median income for Beacon Falls, as determined and reported by the United States Department of Housing and Urban Development (HUD).

23.1.3 Incentive Housing Development: A residential or mixed use development that is located within the Beacon Falls Incentive Housing Zone and that complies with the statutory requirements set forth in the State of Connecticut General Statutes §8-13m et. seq., as amended and all additional applicable Town zoning regulations.

23.1.4 Incentive Housing Restriction: A deed restriction, covenant, or site plan approval condition constituting a binding obligation with respect to the restrictions on household income, sales or resale price, rent and housing costs required by Connecticut HOME program laws.

23.1.5 Incentive Housing Unit – A dwelling unit within an Incentive Housing development that is subject to an incentive housing restriction.

23.1.6 Mixed- Use Development: A development containing a combination of residential uses with retail, personal service or office uses in a compact urban form.

23.2 Purpose

The Beacon Falls Incentive Housing Zone is an overlay district, with the following purposes:

- 23.2.1 To promote the revitalization of downtown Beacon Falls by encouraging mixed-use development that will provide for a variety of housing and business opportunities.
- 23.2.2 To provide the opportunity for the downtown to transform into a pedestrian oriented retail environment.
- 23.2.3 To encourage smart growth and low-impact development.
- 23.2.4 To promote the development of a transit-oriented, pedestrian-friendly, downtown community within walking distance to the Waterbury Branch of the Metro-North commuter line.
- 23.2.5 To assist the Town of Beacon Falls in complying with the State Zoning Enabling Act, Connecticut General Statutes § 8-2, by adopting zoning regulations that promote housing choice and economic diversity, including housing for moderate income households.
- 23.2.6 To ensure high quality site planning, architecture, and landscape design that is consistent with the surrounding residential neighborhoods and the distinct visual character of the historic structures in downtown Beacon Falls.
- 23.2.7 To establish development standards that ensures context-sensitive design and creative site planning in the reuse of existing buildings and construction of new buildings.
- 23.2.8 To benefit from the financial incentives provided by Connecticut General Statutes 8-13m et seq.

7 2011

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.3 Location

The boundaries of the Incentive Housing Zone Overlay District are shown on the Beacon Falls Zoning Map. The IHZ Overlay District is further divided into two sub-districts as shown on the map: Railroad Avenue and South Main Street.

23.4 Applicability

The regulations and design standards in this Section 23.4 shall apply to any proposed Incentive Housing Development within the IHZ Overlay District.

23.4.1 Because the IHZ Overlay District is an overlay zone, the provisions of the underlying zoning district shall not apply to a proposed Incentive Housing Development, and such underlying zoning designation shall terminate upon approval of a site plan of an Incentive Housing Development. Reinstatement of the underlying zoning shall require a zone change approved by the commission, and shall only be approved if the Incentive Housing Development is not constructed.

23.4.2 The provisions of other sections of the Beacon Falls Zoning Regulations shall apply to an Incentive Housing Development proposal except for the following:

- 23.4.2.1 Required on-site parking shall be governed by Sections 64 and 23.6.5 of this regulation.
- 23.4.2.2 All landscaping and buffer requirements shall be governed by Section 23.9.10 of this regulation.
- 23.4.2.3 All signage shall be governed by Section 23.9.7 of this regulation.
- 23.4.2.4 All dimensional standards shall be governed by Section 23.6.4 of this regulation.
- 23.4.2.5 The application process shall be governed by Section 23.7 of this regulation.

MAR 7 2011

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.5 Description of Sub – Districts

23.5.1 Railroad Avenue Sub-District

The following principles should be utilized for developing and reviewing Incentive Housing Development proposals within the Railroad Avenue area.

- 23.5.1.1 Encourage renovation of existing residential structures where appropriate, and redevelopment of other properties into contemporary multi-family residential buildings.
- 23.5.1.2 Encourage use of rail line by residents.
- 23.5.1.3 Sites should be designed to take advantage of the Naugatuck River, including provisions for public access where appropriate.
- 23.5.1.4 Maintain a design form in placement of buildings that will encourage walkability by placing buildings at or close to the edge of sidewalks that will, with architecture and window displays at the street level, promote visual interest.
- 23.5.1.5 Promote creativity and variety. The IHZ design standards are meant to promote creativity and variety in building design.
- 23.5.1.6 Promote sustainable and energy-efficient design and construction. Sustainable construction techniques and materials should be incorporated into new construction and, to the extent practicable, renovation and rehabilitation projects. Energy efficiency should be a central goal in selection of lighting, windows, materials, insulation, and HVAC systems. Buildings should be sited, oriented, and designed with orientation to the sun and wind in mind as well. Applicants should consider certification by LEED or similar rating programs, including any requirements to utilize such programs as well as the use of low-impact development techniques.
- 23.5.1.7 Protect and preserve the historic character of specific buildings in the area.

7 2008

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.5.2 South Main Street Sub District

The following principles should be utilized for developing and reviewing Incentive Housing Development proposals within the South Main Street area.

- 23.5.2.1 Encourage re-development of the existing uses to upgrade the aesthetic characteristics of the area
- 23.5.2.2 Integrate this area into the main section of downtown Beacon Falls
- 23.5.2.3 Encourage use of rail line by residents
- 23.5.2.4 Promote a mix of uses with retail on the street level and offices and residential uses above street level.
- 23.5.2.5 Maintain a design form in placement of buildings that will encourage walkability by placing buildings at or close to the edge of sidewalks that will, with architecture and window displays at the street level, promote visual interest.
- 23.5.2.6 Promote creativity and variety. The IHZ design standards are meant to promote creativity and variety in building design.
- 23.5.2.7 Promote sustainable and energy-efficient design and construction. Sustainable construction techniques and materials should be incorporated into new construction and, to the extent practicable, renovation and rehabilitation projects. Energy efficiency should be a central goal in selection of lighting, windows, materials, insulation, and HVAC systems. Buildings should be sited, oriented, and designed with orientation to the sun and wind in mind as well. Applicants should consider certification by LEED or similar rating programs, including any requirements to utilize such programs as well as the use of low-impact development techniques.

MAY 7 2011

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.6 Permitted Uses and Dimensional Requirements

23.6.1 Railroad Avenue Sub District

The following uses are permitted subject to Site Plan Approval in accordance with Section 23. Uses permitted within the underlying zones shall continue to be permitted as provided within the applicable district regulations.

23.6.1.1 Townhouse residential development and two-family houses at a maximum density of ten (10) dwelling units per acre. Such density shall be calculated based on total area not including land within the 100 year floodplain and with slopes in excess of 35%.

23.6.1.2 Professional and business offices

23.6.2 South Main Street Sub District

The following uses are permitted subject to Site Plan Approval in accordance with Section 23. Uses permitted within the underlying zones shall continue to be permitted as provided within the applicable district regulations.

23.6.2.1 Mixed-use development with a maximum residential density of 20 dwelling units per acre. Such density shall be calculated based on total area not including land within the 100 year floodplain and with slopes in excess of 35%.

All mixed-use developments shall conform to the following:

- Retail or office uses shall be located on the ground floor of all buildings
- Separate and distinct entrances shall be provided for first floor and upper story uses

23.6.3 Dimensional Requirements

	RAILROAD AVENUE	SOUTH MAIN STREET
Minimum Lot Size	10,000 square feet	20,000 square feet
Minimum Frontage	50 feet	50 feet
Minimum Front Setback	0 feet	0 feet
Maximum Front Yard Setback	10 feet	10 feet
Minimum Side yard Setback	10 feet	10 feet
Minimum Rear Yard Setback	30 feet from banks of Naugatuck River	25 feet
Maximum Height	3 stories	4 stories

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

JUNE 7 2011

The Commission may waive the requirement for minimum lot size for a parcel which exists at the time of adoption of this regulation, if the Commission finds that the proposed development would be consistent with the purpose of this regulation, and conform to all other zoning requirements.

23.6.4 Parking Design Requirements

The parking provided shall conform to the requirements of Sections 62 and 23.6.4.1 of the Beacon Falls Zoning Regulations and the following requirements:

23.6.4.1 Dimensions of parking spaces shall be nine (9) feet by eighteen (18) feet for ninety (90) degree parking, ten and a half (10.5) feet by twenty (20) feet for sixty (60) degree angled parking, and nine (9) feet by twenty one (21) feet for parallel parking.

23.6.4.2 Aisle widths shall be twenty four (24) feet for ninety (90) degree parking, eighteen (18) feet for sixty (60) degree parking, twelve (12) feet for parallel parking in a one-way circulation design, and twenty four (24) feet for parallel parking in a two-way circulation design.

23.6.4.3 Parking shall not be located in front yards unless there is no possible alternative and only for renovation of existing buildings, and in such cases the Commission may require a greater amount of landscaping to reduce the impact of the parking on the streetscape.

23.6.4.4 Parking shall be set back a minimum of ten (10) feet from front property lines.

23.6.4.5 Parking shall be located a minimum of five (5) feet from all buildings.

23.6.4.6 Parking that is visible from streets or public sidewalks shall be screened with opaque screening is a minimum of three (3) feet higher than the level of the parking lot.

23.6.4.7 Landscaping around and within parking lots should be designed with low-impact development techniques to allow storm-water runoff to drain into the landscaped areas to supplement irrigation and to pre-treat the runoff.

MAR 2011

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.7 Application Process

23.7.1 Pre-Application Review -- Applicants are encouraged to participate in a pre-application meeting with the Planning and Zoning Commission and the Town staff. The purpose of this pre-application meeting is to obtain the advice and direction of the staff prior to filing the application.

23.7.2 Application Requirements – As part of any application for an Incentive Housing Development, the Applicant must submit the following:

23.7.3 Sixteen (16) copies of the site plan, utility plan, landscaping plan, topographic plan, erosion and sedimentation control plan, and other information, following the requirements for each as stated in the Beacon Falls Zoning Regulations. In addition, architectural drawings shall be submitted for each application, and shall show sufficient detail for all sides of the building(s) to determine compliance with the Design Standards set forth in this Section 23.

23.7.4 Site plan application fees, as specified in the Commission's fee schedule.

23.7.5 Submission shall be made to the commission at least one day prior to a regular meeting.

23.7.6 Public Hearing – A public hearing shall be conducted for any site plan or subdivision application seeking approval for an Incentive Housing Development. The public hearing shall be conducted in accordance with the requirements of Chapters 124 or 126 and §§ 8-13a et seq. as applicable, of the Connecticut General Statutes, as applicable.

23.7.7 The time limits for rendering a decision on a site plan for an Incentive Housing Development shall be governed by the Connecticut General Statutes, as applicable.

23.7.8 Conditions shall be imposed on an Incentive Housing Development approval by the Commission only as necessary.

23.7.9 To ensure substantial compliance of the proposed development with the requirements of the incentive housing zone regulations including the design standards, or to mitigate any extraordinary adverse impacts of the development on nearby properties.

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

2011

23.8 Incentive Housing Requirements

The following regulations shall govern the residential units in an Incentive Housing Development.

23.8.1 Twenty percent (20%) of all dwelling units constructed in an Incentive Housing Development shall be Incentive Housing Units. When a calculation performed under this subsection results in a number that includes a fraction, the fraction shall be rounded up to the next whole number.

23.8.2 Incentive Housing Units shall be rented or sold to and occupied only by Eligible Households.

23.8.3 Each Incentive Housing Unit shall be subject to an Incentive Housing Restriction, which shall be recorded on the Beacon Falls Land Records. All Incentive Housing Restrictions must include, at a minimum, the following:

23.8.4 A description of the Incentive Housing Development, including whether the Incentive Housing Units, at the time of initial occupancy, will be rented or owner-occupied.

23.8.5 An identification of the Incentive Housing Units.

23.8.6 The name and address of the Incentive Housing Administrator.

23.8.7 A requirement that only an Eligible Household may reside in an Incentive Housing Unit.

23.8.8 The formula pursuant to which rent of a rental unit or the maximum sale or resale price of a homeownership unit will be calculated.

23.8.9 The term of the Incentive Housing Restriction, which shall be a minimum of thirty (30) years, calculated on a per unit basis from the date of the initial residential occupancy of each Incentive Housing Unit.

23.8.10 Provision for monitoring and enforcement of the terms and provisions of the Incentive Housing Restriction by the Commission.

23.8.11 Provision that the Incentive Housing Administrator shall file an annual report to the Commission, in a form specified by the Commission, certifying compliance with the provision of this Section 23.

MAR 2011

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.9 Design Standards

23.9.1 Facades

23.9.1.1 Buildings more than sixty (60) feet in length shall be broken down into a series of smaller elements or “bays” to evoke the rhythm of historic shop fronts and mixed use town centers and to add to the visual character and maintain the pedestrian scale of the streetscape. To accomplish this, facades on such buildings shall incorporate wall plane projections or recesses having a depth of at least two (2) feet which extend at least twenty percent (20%) of the length of the façade.

23.9.1.2 Ground-floor facades within the South Main Street Sub-district that face public streets shall have display windows, entry doors with awnings or other such features that establish a pedestrian scale.

23.9.1.3 Blank wall surfaces on the front façade are prohibited.

23.9.1.4 Side and rear facades which are visible from the public ways should be articulated in a manner compatible with the design of the front façade.

23.9.2 Materials and Colors

23.9.2.1 New building materials shall be of a high quality, durability, and permanence, and should be economically maintained and able to retain their appearance over time.

23.9.2.2 Building façade materials permitted within the district include brick, wood, stone, glass, manufactured limestone, cast stone, masonry, terra cotta, cellular PVC trim, and sustainable materials. Brick is the preferred material within the South Main Street Sub-districts.

23.9.2.3 Stone and stone veneers are appropriate as a basic building material or as a secondary material for architectural elements such as window sills or lintels in combination with other materials such as brick or concrete.

23.9.3.4 The use of vinyl siding, smooth faced concrete block, tilt-up concrete panels, or prefabricated steel panels as an exterior surface is prohibited.

23.9.3 Windows and Doorways

23.9.3.1 Windows should be inset a minimum of four (4) inches from the exterior wall surface to create visual relief to the wall.

23.9.3.2 An awning or similar architectural overhang shall be used over all doorways. Adequate lighting for the doorway shall be incorporated into the design of the doorway.

MAR 2011

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

23.9.4 Roofs

- 23.9.4.1 Roof forms should complement the principal building in terms of style, detailing, and materials.
- 23.9.4.2 Mechanical equipment, metal chimneys, and elevator shafts on a roof shall be screened from public view using parapets or other architectural elements.
- 23.9.4.3 Within the Railroad Avenue Sub-district, all roofs shall be sloped at a pitch of at least thirty (30) degrees.

23.9.5 Signs

- 23.9.5.1 The only signs permitted shall be wall signs, hanging signs, or signs permanently painted on windows.
- 23.9.5.2 One wall sign for each business is permitted on the front façade, as well as on the rear façade of a mixed use building. The aggregate size of all wall signs on a façade may not exceed one (1) square foot per lineal foot of the building façade. When a building is located on a corner, both the front and side facades shall be considered front facades provided there are business entrances located at the street level on the side of the building. When a building has a side which is visible from the street, one wall sign is permitted which identifies the building but not the individual business located within the building, and such sign shall not exceed one (1) square foot per lineal foot of the building side.
- 23.9.5.3 Wall signs shall not project more than twelve (12) inches from the surface of the wall to which they are attached, and shall be located a minimum of eighteen (18) inches from the corner of the building, a minimum of thirty-six (36) inches from any other wall sign. Wall signs shall not be permitted above the ground level floor.
- 23.9.5.4 One hanging sign is permitted for each business on the ground level. Such hanging sign shall be a maximum of six (6) square feet in area (per face), shall project no more than three (3) feet from the building, and must provide a minimum of eight (8) feet and maximum of twelve (12) feet of clearance from the bottom of the sign to the sidewalk directly below. Such hanging signs shall not interfere with any clearance for emergency vehicles.
- 23.9.5.5 Signs shall be illuminated by an external steady stationary light source, shielded and directed solely at the sign. Internally lit signs and any sign with blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, are prohibited, including electronic messages.

23.9.6 Sidewalks

- 23.9.6.1 Where a proposed Incentive Housing Development abuts a street that lacks a sidewalk, or where existing sidewalks are not in compliance with applicable standards, the application shall include a proposal to construct or improve the sidewalks abutting the project site.

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

www.TurnerMillerGroup.com

MAR 7 2011

23.9.7 Landscaping

23.9.7.1 All areas between the front of a building and the front property line that are not occupied by driveways, sidewalks, or other approved hardscape, shall be landscaped with grass or other living ground cover, trees and shrubs. Landscape stone shall not be permitted in front yards with the exception of small areas within planting beds and as accent pieces within a vegetated landscape.

23.9.7.2 All plantings shall be native species. Invasive species, native or non-native, are prohibited. Plantings near streets, parking areas, or sidewalks should be salt tolerant.

23.9.7.3 Street trees shall be planted in conformance with the Town's standards at a minimum spacing of 75 feet. All such trees shall be appropriate for a roadside setting, with a minimum size of 2" caliper.

23.9.7.4 Landscaping improvements may include amenities such as street furniture, artwork, fences, stone walls, fountains, and courtyards.

23.9.7.5 Preservation of existing trees is strongly recommended, where feasible.

23.9.8 Site Lighting

23.9.8.1 All outdoor lighting fixtures shall have a total cutoff of all light at ninety (90) degrees or less from vertical with the exception of wall mounted fixtures at doorways, which shall be shielded from emitting light upwards beyond an entry overhang or awning.

23.9.8.2 Lighting fixtures along sidewalks or pathways shall not exceed twelve (12) feet in height, although the supporting poles may exceed that height.

23.9.8.3 Poles supporting light fixtures shall be dark in color to reduce light reflectivity.

23.9.8.4 All light fixtures shall emit a steady, constant light and shall not emit a flashing or irregular light, unless specifically required by Federal, State, or municipal authorities.

23.9.8.5 All outdoor light fixtures using metal halide lamps shall be shielded and filtered.

23.9.8.6 The following types of light sources are prohibited: mercury vapor, low pressure sodium, or quartz lamps, laser, searchlights, cobra-head fixtures, or moving or colored lights with the exception of temporary holiday displays.

23.9.8.7 All outdoor lights shall be designed, located, and installed in such a manner as to prevent objectionable light, including disability glare, from creating a nuisance on abutting properties or the public way.

23.8.8.8 Lighting for the American flag may deviate from these standards, but shall not produce disability glare nor create a nuisance for abutting properties or residents of the area.

Turner Miller Group, LLC

NY Headquarters: 2 Executive Boulevard, Suite 108, Suffern, NY 10901 TEL 845.368.1472 FAX 845.368.1572

CT Office: Building A-3, 408-410 Highland Avenue, Cheshire, CT 06410 TEL 203.271.2458

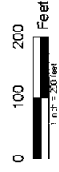
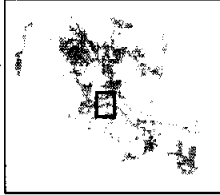
www.TurnerMillerGroup.com

**Beacon Falls
Connecticut**
Proposed Zone Map
Amendment
Incentive Housing Zone
Railroad Avenue
Sub-District

Legend

- Parcels
- Incentive Zone
- Roads

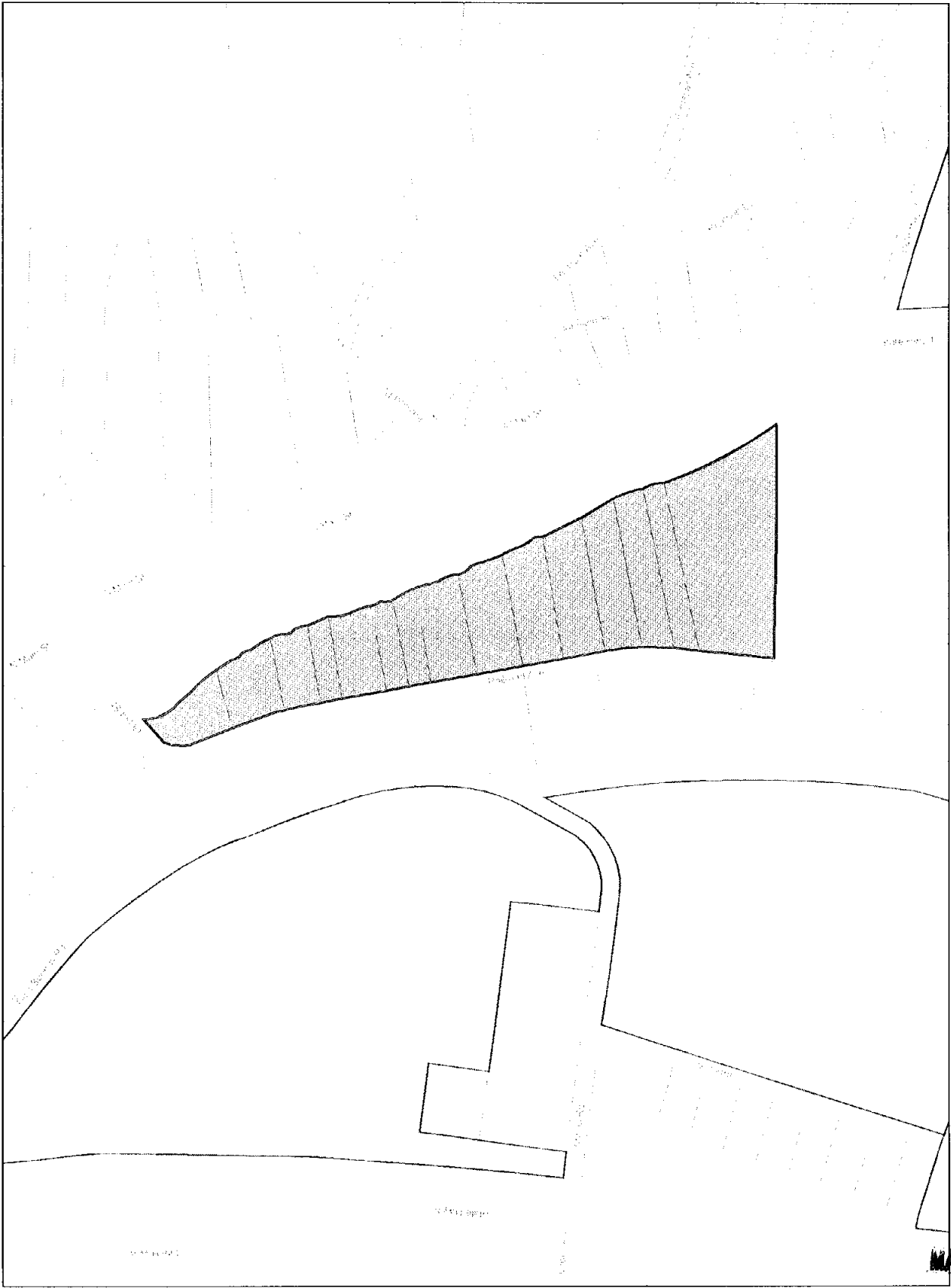
Locus Map



Map Number

1

September 2010
Prepared by: Turner Miller Group



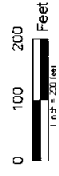
MAR 11 2011

**Beacon Falls
Connecticut**
Proposed Zone Map
Amendment
Incentive Housing Zone
South Main Street
Sub-District

Legend

- Parcels
- Incentive Zone
- Roads

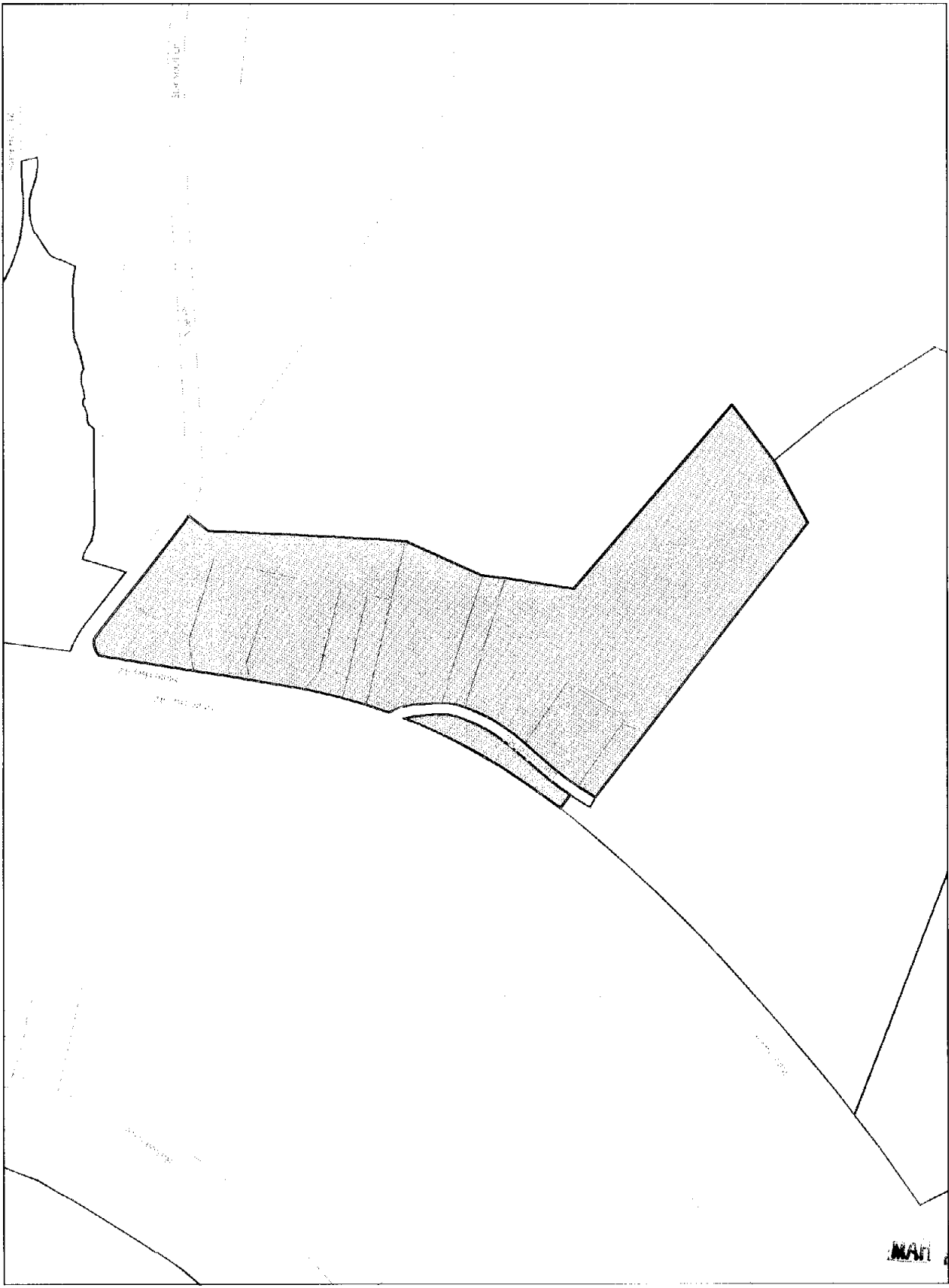
Locus Map



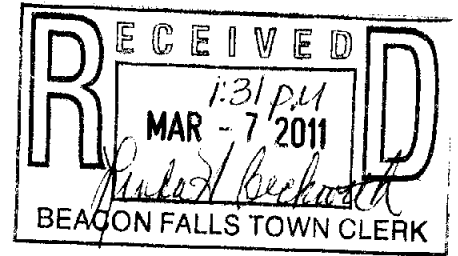
Map Number

2

September 2010
Prepared by Turner Miller Group



P-2011-157



Incentive Housing Public Hearing (2/17/2011)

I. Introduction – Thank You for Opportunity to Comment

II. Incentive (Affordable) Housing Concept/Smart Growth Plan – Naugatuck Corridor

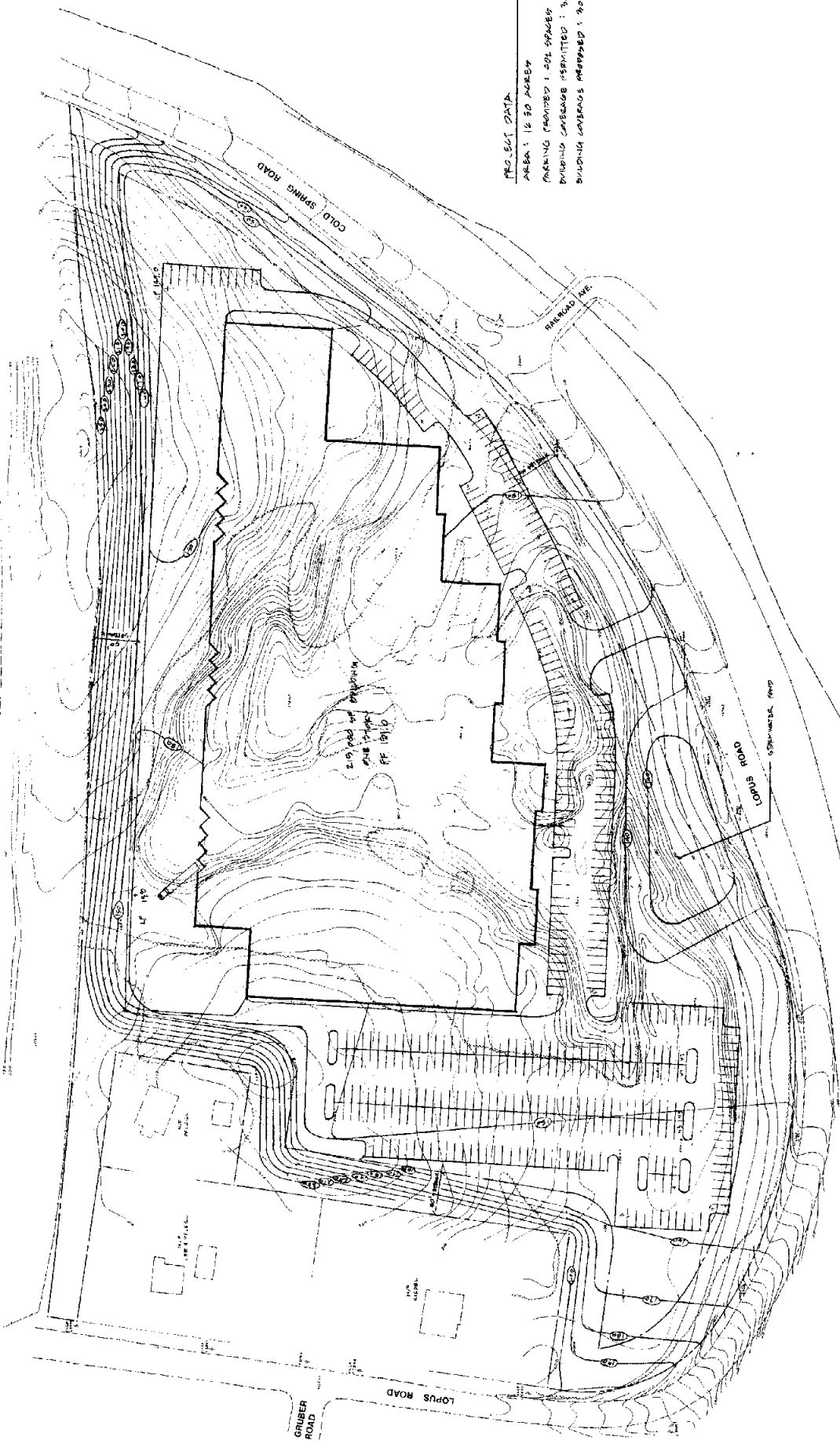
- A. PZC & Planning Consultant Should be commended for their Effort (Several Yrs)
- B. Have Kept "Finger on the Pulse"
 - 1. Reviewed with Brian Miller in 2008 – O&G Lopus Road Site a Good Location
 - a. Proximity to Metro North RR station
 - b. Proximity to town center
 - c. Proximity to Naugatuck River
 - d. Shared possible development scenarios/grading plans at Lopus Road
 - 2. Site included in April 2009 PZC discussion
 - 3. Multi-family/mixed use concept @ 20 units/acre – 7/14/2009 Miller memo
 - a. O&G parcel still included as of November 2009 (Railroad Station Study Area)
 - b. January 2010 excluded from overlay zone/study area

III. O&G Lopus Road Parcel – 16.5+/- Acres of Vacant land

- A. Confused as to Why Excluded in 11th Hour
 - 1. Fits selection criteria in memo dated July 14, 2009 to PZC
- B. Site Grading/Development Plan – Exhibits – Submit for Record
 - 1. Current topography presents limitations/special design considerations
 - 2. Volume ranges from 850,000 – 1.2 mm cu yds
 - 3. Parcel has tremendous potential – location/location/location
 - a. Jibes with Sec. 23.2 Purpose section of proposed amendments
 - (1) Underutilized properties within close proximity to RR station
 - (2) Potential for mixed use development
 - (3) Include high density affordable housing within corridor
 - (a) Development can be "tucked into hillside"
- C. Why Not Maintain Option by Inclusion of IHZ?
 - 1. f(market)
 - 2. Provides more development opportunities – IHZ overlays IPD
- D. Excavation Provisions (Sec. 6.4.2)
 - 1. Necessary excavation/removal in direct connection with development
 - 2. Only that quantity necessary to make the lot more suitable for development, e.g. high density residential (10 units/acre)
 - 3. Two-year completion date would need to be amended to five yrs (Sec. 64.2.4)
- E. PARD Overlay Zone?

IV. Thank You/Questions or Comments

CONN. ROUTE 8 NORTH



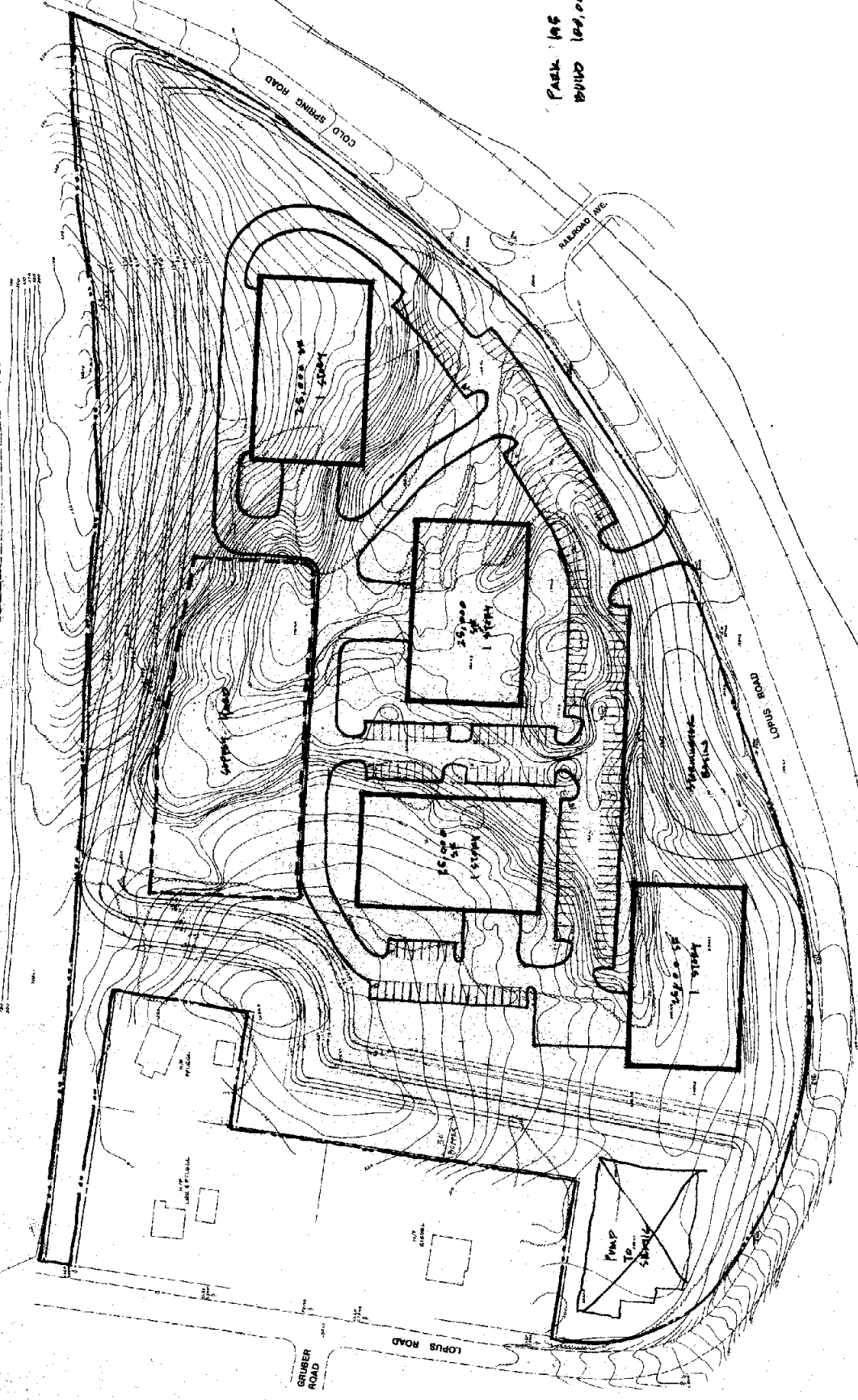
PROJECT DATA
 AREA: 12.50 ACRES
 PARKING PROVIDED: 1,000 SPACES
 BUILDING COVERAGE PERMITTED: 30%
 BUILDING COVERAGE REQUESTED: 20%

CONCEPTUAL SITE PLAN
 LOPUS ROAD AND COLD SPRING ROAD
 BEACON FALLS, CONNECTICUT

DATE	1/10/99
SCALE	1"=50'
DRAWN BY	JMM
CHECKED BY	MLM
DESIGNED BY	MLM
PROJECT NO.	108-10
CLIENT	MILLINE & McBRIDE, INC.
PROJECT	CONCEPTUAL SITE PLAN
SHEET NO.	1

MAR 7 2011

CONK. ROUTE 6 NORTH



MAR 7 2011

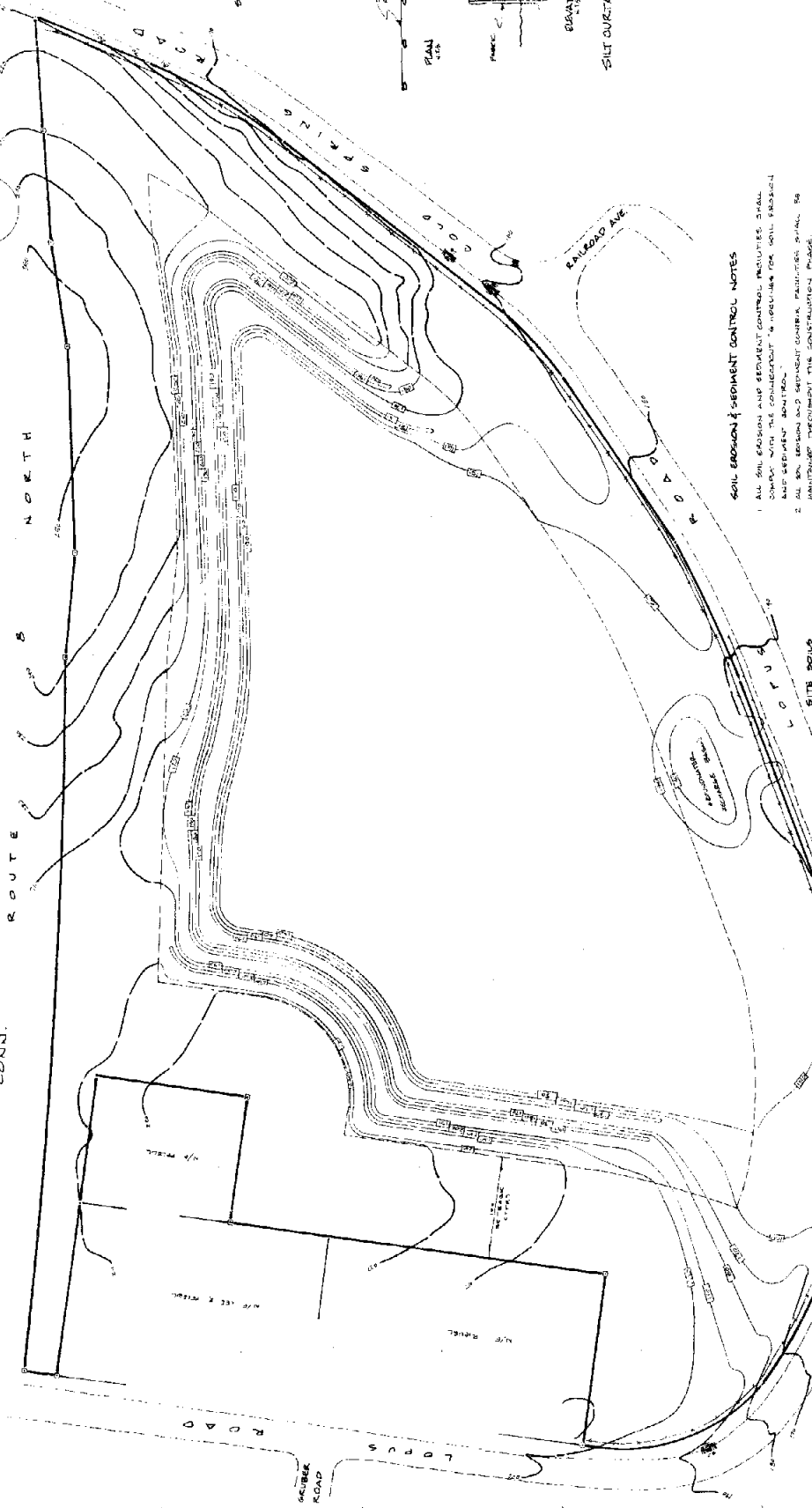
LOPUS ROAD AND COLD SPRING ROAD
BEACON FALLS, CONNECTICUT

PMB	JMM	MILONE & MACBROCK, INC.
ARCHITECT	ARCHITECT	1000 WEST STREET, SUITE 200 BEACON FALLS, CT 06032
DATE	1/10/09	
SCALE		
BY		



ROUTE 5 NORTH

CONN.



STARRED HAY BALE DETAIL



SILT CURTAIN DETAIL



SEPARATION

SOIL EROSION & SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE CONNECTICUT REGULATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. LAND IMPROVEMENTS WILL BE LEFT TO A MINIMUM. RESTORATION WORKS AND BARRIERS WILL BE INSTALLED AT ALL EXCAVATION AREAS.
4. EXCAVATION AREAS WILL BE PROTECTED WITH 1.5 FT CHANNELS.
5. EXCAVATION AREAS WILL BE PROTECTED WITH 1.5 FT CHANNELS.
6. EXCAVATION AREAS WILL BE PROTECTED WITH 1.5 FT CHANNELS.
7. EXCAVATION AREAS WILL BE PROTECTED WITH 1.5 FT CHANNELS.
8. EXCAVATION AREAS WILL BE PROTECTED WITH 1.5 FT CHANNELS.
9. EXCAVATION AREAS WILL BE PROTECTED WITH 1.5 FT CHANNELS.

CONSTRUCTION SEQUENCE

1. INITIAL SITE WORK INCLUDING AREA OF PROPOSED EXCAVATION.
2. INITIAL SOIL BARRIERS AROUND EXCAVATION AREAS.
3. EXCAVATION OF EXCAVATION AREAS.
4. REPAIR AND RESTORATION.
5. FINAL SITE WORK INCLUDING AREA OF PROPOSED EXCAVATION.
6. FINAL SOIL BARRIERS AROUND EXCAVATION AREAS.
7. FINAL RESTORATION.
8. FINAL SITE WORK INCLUDING AREA OF PROPOSED EXCAVATION.
9. FINAL SOIL BARRIERS AROUND EXCAVATION AREAS.

SOIL EROSION & SEDIMENT CONTROL INQUIRY

GENERAL STATEMENT
 THE SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AT THE EXCAVATION AREAS ARE LOCATED ON THE LOPUS ROAD AND KENILWOOD AVENUE. THE MEASURES WILL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE MEASURES WILL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

ROBERT L. JONES & ASSOCIATES
 BETHANY, CONNECTICUT 06825

PROPOSED EXCAVATION AND SOIL EROSION & SEDIMENT CONTROL PLAN
 O J G INDUSTRIES, INC.
 LOPUS ROAD AND KENILWOOD AVENUE
 BEACON FALLS, CONNECTICUT

DATE	BY	CHKD BY	APP'D BY
MAR 11 2011	R. JONES	R. JONES	R. JONES
SCALE	1" = 100'	DATE	BY
1" = 100'	11/11/10	DATE	BY

ROBERT L. JONES, P.E.

MAR 7 2011



NOTES
 1. TOTAL AREA OF PAGES 5, 10 & 11 ADJACENT
 2. ELEVATIONS IN FEET (FOOT) AS INDICATED BY POINTS
 ON SOUNDINGS, AND SHOWN IN P. 5
 3. PHOTOGRAPHICALLY BY HARRIS, ALLEN & SONS
 INC. 5/19/27

ROBERT L. JONES & ASSOCIATES

BETHANY, CONNECTICUT 06805

EXISTING CONDITIONS

PROPERTY OF

O & G INDUSTRIES, INC.

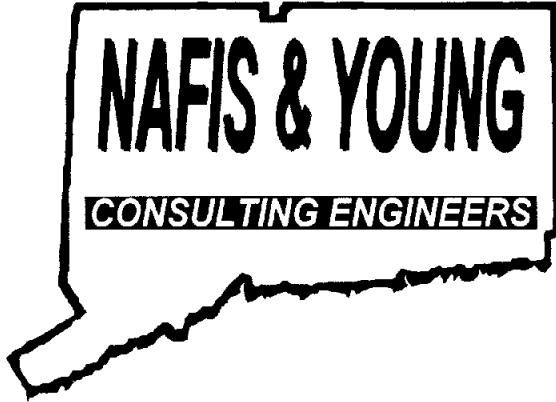
LOPUS ROAD AND COLD SPRING ROAD
 BETHANY FALLS, CONNECTICUT

DATE	PLANNED BY	DESIGNED BY	DRAWN BY	CHECKED BY
5/19/27	H. J. JONES	H. J. JONES	H. J. JONES	H. J. JONES
5/19/27	H. J. JONES	H. J. JONES	H. J. JONES	H. J. JONES
5/19/27	H. J. JONES	H. J. JONES	H. J. JONES	H. J. JONES

ROBERT L. JONES, P.E.

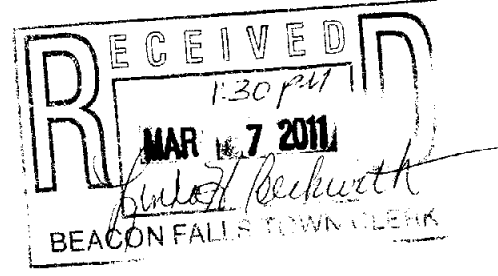
MAR 7 2011

P-2011-155



Leslie G. Nafis, P.E., L.S.
Allan S. Young, P.E.
James H. Galligan, P.E.
David L. Nafis, P.E., L.S.
Lawrence K. Secor, CFMM
Jonathan C. Harriman, P.E.
Mr. Edward J. Robarge, P.E.

February 17, 2011



Mr. Kevin McDuffie, Chairman
Planning & Zoning Commission
Town of Beacon Falls
10 Maple Avenue
Beacon Falls, CT 06403

Re: Incentive Housing Zones

Dear Mr. McDuffie:

This office has reviewed the status of utilities for the two potential locations for incentive housing zones. We offer the following:

1. **Sanitary Sewer-** The Railroad Avenue site is currently served by an 8-inch sewer in Railroad Avenue. The sewer runs directly to the Railroad Avenue Pump Station, which was recently upgraded.

The South Main Street site is not currently served by sanitary sewer. However, the existing sewer main does extend to Noe Place, which is adjacent to the South Main Street site.

2. **Water-** Both sites are currently served by Aquarion Water Company. Both sites have sufficient supply and pressure to serve incentive housing.

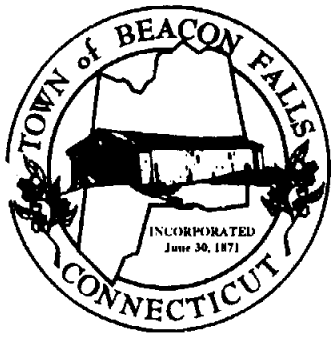
3. **Electricity-** Both sites are served by Northeast Utilities with 3 phase power.

4. **Cable TV-** Both sites are served by Telemedia.

If you have any questions, please feel free to contact me at 203-314-8041.

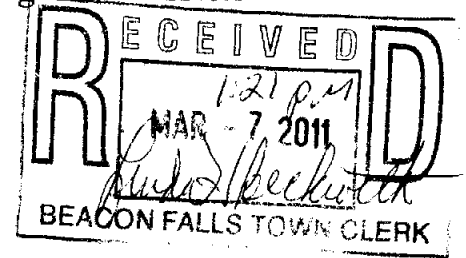
Sincerely,

James H. Galligan, P.E.
Town Engineer of Beacon Falls
Nafis & Young Engineers, Inc.



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

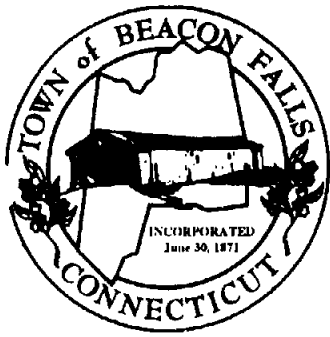


NOTICE OF SPECIAL MEETING

The Planning and Zoning Commission of the Town of Beacon Falls will hold a special meeting on **March 17, 2011** at 7:15 P.M. at the Meeting Room, 10 Maple Ave., Beacon Falls, Ct. 06403.

The purpose of this special meeting is to continue the public hearing on application P-2011-185, Incentive Housing Zone.

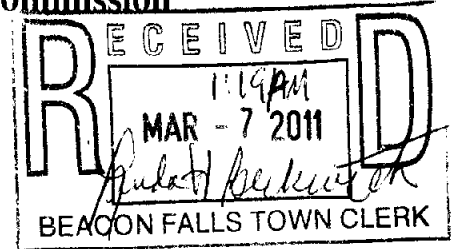
Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 28 Feb 2011



Town of BEACON FALLS Connecticut

Planning and Zoning Commission

Public Hearing Minutes
Incentive Housing Zone
Application P-2011-185
Draft Minutes Subject to Modification
February 17, 2011



Present: Chairman McDuffie, Commissioners Taylor, Groth, Betkoski, Burns and Chadderton.

Absent: Commissioners Hinman, Fitzpatrick and Trzaski.

I Call to Order

Chairman McDuffie called the public hearing to order at 7:42 P.M.
The legal notice was read into the minutes.

II New Business

Chairman McDuffie stated that Brian Miller, Town Planning Consultant was not present at the moment but is expected shortly.

Jim Galligan, Town Engineer stated that Brian had asked him to look into the utilities in two locations. The first location, Railroad Avenue, has sanitary sewers. South Main Street is not currently served by sanitary sewers, however, the existing sewer extends to Noe Place which abuts S. Main Street. Both sites are supplied by Aquarian and have sufficient supply and pressure to support additional housing. Both sites have available electric tie ins.

A letter from O & G was received and passed among the commissioners. Chairman McDuffie noted that they could discuss it at a later time, for now just look over the letter.

After a brief discussion which included the point that they would be able to add or delete areas for this zoning as interest was expressed. If a site was decided on, it did not mean that an area could not be modified at a later time.

Comm. Groth asked if there were any developers currently interested in this type of zoning and he was told that they believe interest has been expressed by one or two developers.

Chairman McDuffie noted that if an area is designated for this type of housing, it would give the town more say as to where a project can or can not go and it also will give more say as to the design of this type of housing.

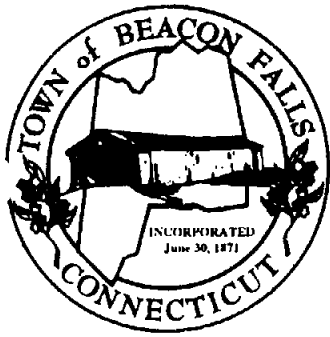
Chairman McDuffie asked three time if there were any comments from the public and no one came forward.

At 8:05 P.M. a motion to continue the public hearing to March 17, 2011 at 7:15 P.M. was made by Comm. Chadderton and 2nd by Comm. Betkoski. All in favor.

Respectfully Submitted,

Mary Ellen Fernandes

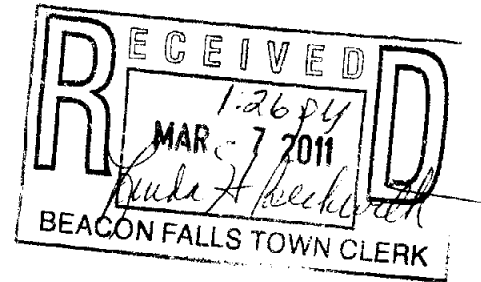
Clerk, 21 Feb 2011



Town of BEACON FALLS Connecticut

Planning and Zoning Commission

Public Hearing Minutes
P.R.D.D.
Reverting to original Zone
Application P-2009-176
Draft Minutes Subject to Modification
February 17, 2011



Present: Chairman McDuffie, Commissioners Taylor, Groth, Betkoski, Burns and Chadderton.

Absent: Commissioners Hinman, Fitzpatrick and Trzaski.

I Call to Order

Chairman McDuffie called the public hearing to order at 7:35 P.M.
The legal notice was read into the minutes.

II New Business

Chairman McDuffie stated that the reason for this public hearing is to consider reverting the property, currently zoned as P.R. D. D. , back to it's original Zoning of R1.

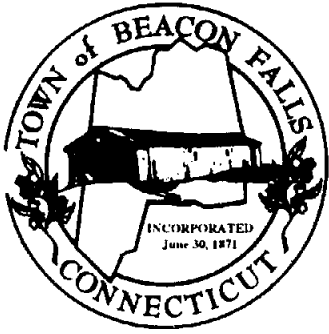
Section 22.2.4 allows this if within 1 year of effective date or time line established by this board, no development has been started.

The property is currently owned by Auro Rosa LLC and no projects have been initiated on the 136.5 acre property.

Chairman McDuffie asked three time if there were any comments from the public and no one came forward.

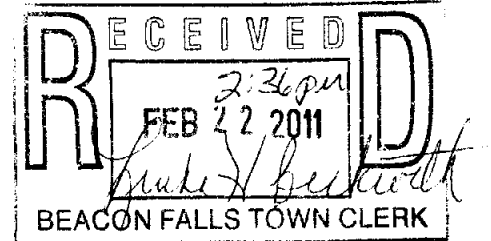
A motion to close the public hearing at 7:30 P.M. was made by Comm. Chadderton and 2nd by Comm. Betkoski. All in favor.

Respectfully Submitted,
Mary Ellen Fernandes
Clerk, 21 Feb 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission



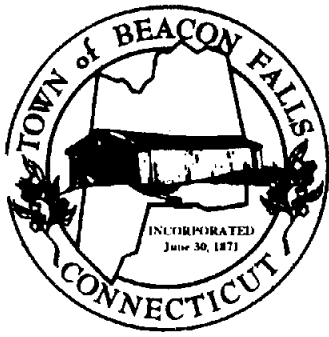
LEGAL NOTICE

At the Regular Meeting of the Planning and Zoning Commission of the Town of Beacon Falls, held on Feb 17, 2011 a motion to APPROVE application P-2009-176, P.R.D.D., reversal from current zone back to original zone of R1, with an effective Feb 28, 2011 was approved.. This approval is in accordance with Section 22.2.4.

This parcel is 136.5 acres and located in the southeast corner of Beacon Falls.

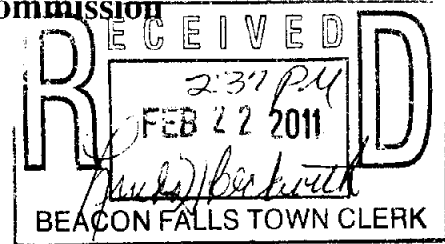
Mary Ellen Fernandez
Clerk, 17 Feb 2011

Please publish Feb 23, 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission



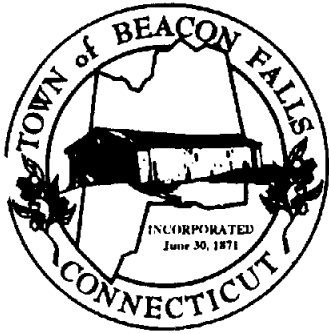
Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held Feb 17, 2011 the following motions were made and accepted.

- 1) A motion to approve the minutes of the Jan 20, 2010 regular meeting as submitted. All in favor.
- 2) A motion to accept the ZEO written report as submitted. All in favor.
- 3) A motion to accept the TE verbal report as submitted. All in favor.
- 4) A motion to accept the Town Planning Consultant's report as submitted. All in favor.
- 5) A motion to approve Application P-2009-176, P.R.D.D. with an effective date of Feb 28, 2011. All in favor.
- 6) A motion to accept correspondence and payment of bills as submitted. All in favor.
- 7) A motion to authorize the Town Planning Consultant to update the Zoning Map.
- 8) A motion to adjourn at 8:50 P.M. All in favor.

Present: Chairman McDuffie, Commissioners Chadderton, Burns, Betkoski, Taylor and Groth.

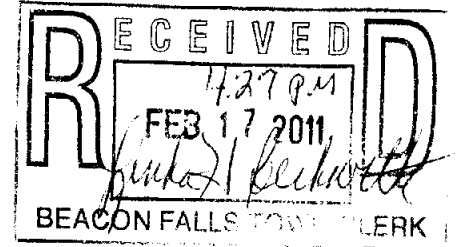
Mary Ellen Fernandes
Clerk, Feb 18, 2011



Town of BEACON FALLS Connecticut

Planning and Zoning Commission

The Beacon Falls Planning and Zoning Commission meetings will take place on the third Thursday of each month and are scheduled to commence at 7:30 P.M. in the public meeting room located in the Beacon Falls Town Hall, 10 Maple Avenue in Beacon Falls, Ct.



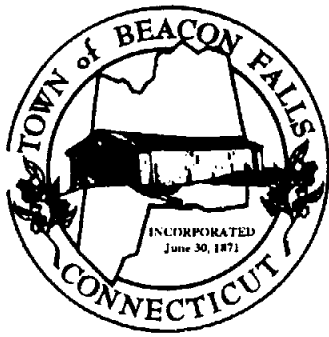
Meeting Dates

Thursday	January	20,	2011
"	February	17,	2011
"	March	17,	2011
"	April	21,	2011
"	May	19,	2011
"	June	16,	2011
"	July	21,	2011
"	August	18,	2011
"	September	15,	2011
"	October	20,	2011
"	November	17,	2011
"	December	15,	2011
"	January	19,	2012

As conditions warrant, the Chairman or Commission may need to cancel, reschedule or change the time or place of the Regular Meeting and may also schedule additional site walks or Special Meetings.

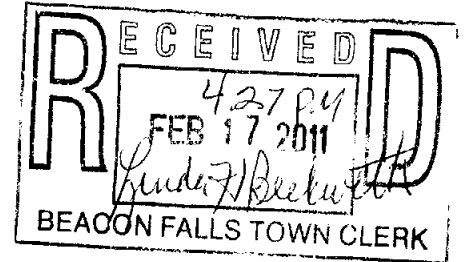
Respectfully,

Kevin McDuffie, Chairman
Planning and Zoning Commission



Town of BEACON FALLS Connecticut

Planning and Zoning Commission



ROSTER

PETER BETKOSKI
344 BETHANY ROAD
723-9399 / 525-0829
Betkosibrothers@aol.com

JOHN BURNS
9 MORNING WOOD DR
723-4358 / 592-2998
jburns51@sbcglobal.net

PATRICIA HINMAN
387 BURTON ROAD
203-729-8933
pattypoodles@aol.com

DONNA TAYLOR
61 WOLF AVE.
203-768-5148
dwalks@sbcglobal.net

JOSEPH FITZPATRICK
502 BURTON RD
jfitz1038@sbcglobal.net

JIM TRAZSKI
106 BURTON RD
BeaconJim@sbcglobal.net

ED GROTH
13 LAUREL RIDGE
203-734-2633
203-464-2605
EJGROTH@AOL.COM

KEVIN McDUFFIE
2 HALEY RIDGE RD
729-6055 / 564-6360
231-6360
Kevin_Mc.duffie@snet.net

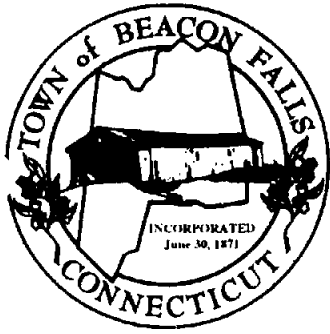
DAVID CHADDERTON
11 OAK DRIVE
729-4733
davechat@aol.com

ZEO / BRIAN HERB
523 GLENDALE AVE
BRIDGEPORT, CT
729-4340

TOWN ENGINEER
JAMES GALLIGAN
1355 MIDDLETOWN
NORTHFIELD, CT
203-484-2793

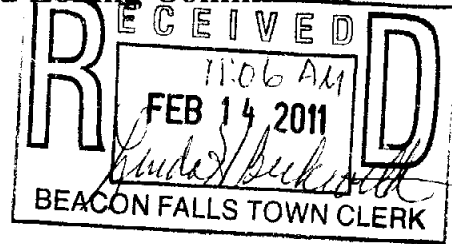
TOWN PLANNER
BRIAN MILLER
271-2458 / 314-7151

FEB 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission



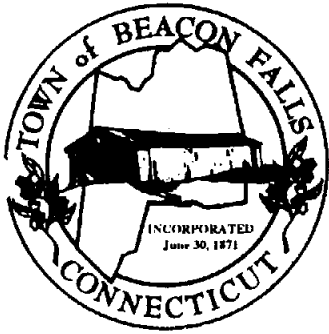
Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, Feb 17, 2011 at 7:30 P.M.

- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - Jan 20, 2010
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Discussion of Regulations
- IX NEW BUSINESS
 - 1) Application P-2009-176 - P.R.D.D. - discussion and or vote
 - 2) Application P- 2011-185 - Incentive Housing Zone, discussion and or vote
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ADJOURNMENT

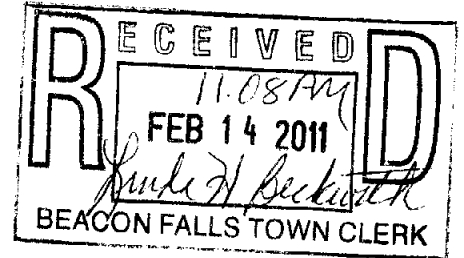
Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 13 Feb 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

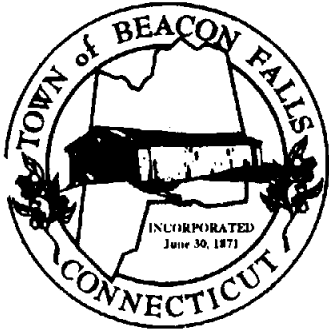


Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions
Public Hearing on Application P-2011-185, Incentive Housing Zone, to be held at
the Town Hall, Meeting Room, 10 Maple Avenue, Beacon Falls, CT. 06403 on
Feb 17, 2011 at 7:15 P.M.

- I CALL TO ORDER
- II NEW BUSINESS
 - 1) Application P-2011-185, Incentive Housing Zone
- III ADJOURNMENT

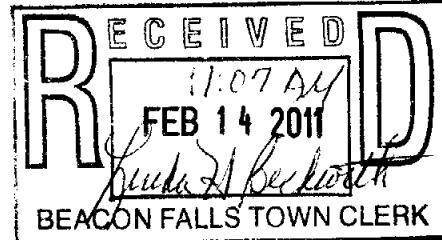
Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk,
12 Feb 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403

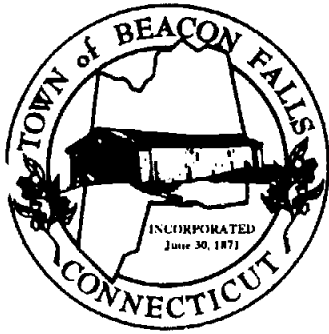


Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions Public Hearing on Application P-2009-176, P.R.D.D. to be held at the Town Hall, Meeting Room, 10 Maple Avenue, Beacon Falls, CT. 06403 on Feb 17, 2011 at 7:00 P.M.

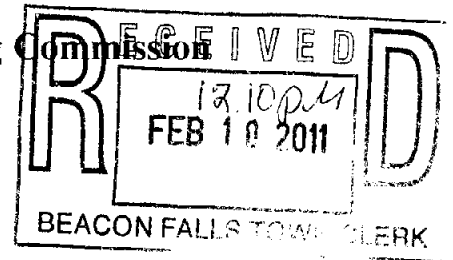
- I CALL TO ORDER
- II NEW BUSINESS
 - 1) Application P-2009-176, P.R.D.D.
- III ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk,
12 Feb 2011



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission



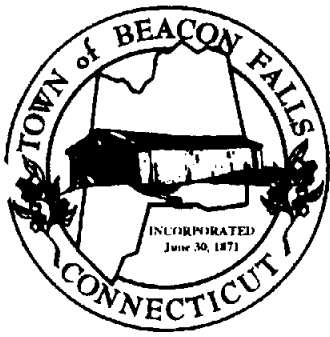
LEGAL NOTICE

On February 17, 2011 at 7:15 P.M. in the Meeting Room, Town Hall, 10 Maple Avenue, Beacon Falls, Ct., the Planning and Zoning Commission of the Town of Beacon Falls will hold a Public Hearing on Application P-2011-185 - Incentive Housing Zone.
Materials relevant to this application are available at the Town Clerks office.

Mary Ellen Fernandes
Clerk, P & Z Commission

Please publish on Feb 8, 2011 and Feb 14, 2011

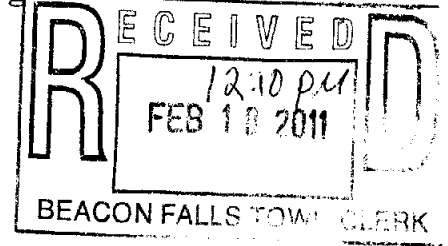
FAXED
4/6/11
6:40 PM



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

LEGAL NOTICE



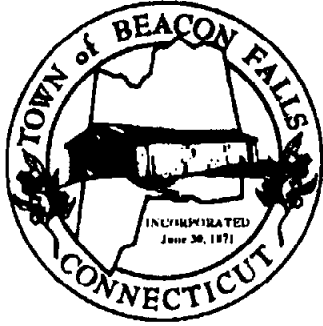
On February 17, 2011 at 7:00 P.M. in the Meeting Room, Town Hall, 10 Maple Avenue, Beacon Falls, Ct., the Planning and Zoning Commission of the Town of Beacon Falls will hold a Public Hearing on Application P-2009 -176 - P.R.D.D.

This application was approved 6/18/09. Time limits have expired and the commission will consider reverting the zone to the original R1 zoning.

Mary Ellen Fernandes
Clerk, P & Z Commission

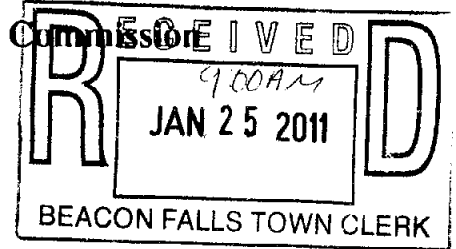
Please publish on Feb 8, 2011 and Feb 14, 2011

FAXED
6:40 PM



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission



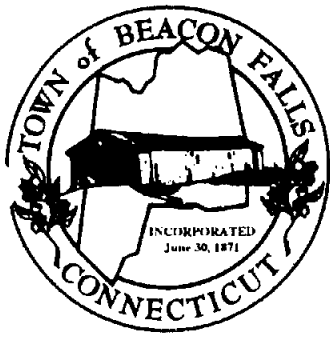
Motions

At the Regular Meeting of the Beacon Falls Planning and Zoning Commission held Jan 20, 2011 the following motions were made and accepted.

- 1) A motion to approve the minutes of the Dec 16, 2010 regular meeting as submitted. 7 in favor. 1 abstention.
- 2) A motion to approve the minutes of the Public Hearing (P-2010-183) Flood Plain District Amendment, as submitted. 7 in favor. 1 abstention.
- 3) A motion to accept the ZEO written report as submitted. 7 in favor. 1 abst.
- 4) A motion to set a workshop for Feb 3, 2011 at 7:00 for the purpose of Discussing the current regulations. All in favor.
- 5) A motion to set a public hearing for Application P-2009-176, P.R.D.D. on Feb 17, 2011 at 7:00 P.M. All in favor.
- 6) A motion to set a public hearing for P-2011-185, Incentive Housing Zone, on Feb 17, 2011 at 7:15 P.M. All in favor.
- 7) A motion to accept correspondence and payment of bills as submitted. All in favor.
- 8) A motion to adjourn at 8:12 P.M. All in favor.

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

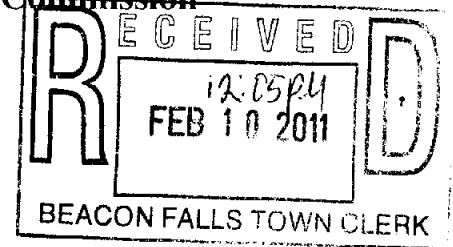
Mary Ellen Fernandes
Clerk, Jan 20, 2011



Town of BEACON FALLS Connecticut

Planning and Zoning Commission

Regular Meeting Minutes
Jan 20, 2011
Draft Minutes Subject to Modifications



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

I CALL TO ORDER

Chairman McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:35 P.M.. The Pledge of Allegiance was recited.

* Chairman McDuffie welcomed and introduced Ed Groth, the newest member of the Planning and Zoning commission.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Dec 16, 2010 regular meeting was made by Comm. Fitzpatrick and 2nd by Comm. Chadderton 7 in favor. 1 abstention.

A motion to approve the minutes of the public hearing on application P-2010-183, Flood Plain District, amendment of effective date, was made by Comm. Betkoski and 2nd by Comm. Chadderton. 7 in favor. 1 abstention.

III COMMENTS FROM THE PUBLIC

Bill Marino came forward and asked who was in charge of looking into abandon vehicles in town. He was directed to the police.

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 which showed 1 certificate of zoning compliance was issued and 2 cease and desist orders are still pending. A motion to accept the report as submitted was made by Comm. Chadderton and 2nd by Comm. Hinman. 7 in favor. 1 abstention.

V TOWN ENGINEERS REPORT

The Town Engineer was in attendance but did not submit a written report. He stated that there has not been much activity due to the amount of snow.

- VI TOWN PLANNING CONSULTANT
Town Planning Consultant not in attendance and no report was submitted.
- VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT
No activity
- VIII OLD BUSINESS
1) Discussion of regulations - No discussion. A workshop was set for Feb. 3, 2011 at 7:00 P.M. to be held at Town Hall.
- IX NEW BUSINESS
No activity
- X NEW APPLICATIONS
No activity
- XI CORRESPONDENCE AND PAYMENT OF BILLS
A letter requesting the acceptance of Bonna Street was received by the commission. Town Engineer, Jim Galligan, will inspect the road and make his findings and recommendations at next months meeting.
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
A motion to set a public hearing on P.R.D.D. (which was cancelled this month), for Feb 17, 2011 at 7:00 P.M. at Town Hall was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.
A motion to set a public hearing on Incentive Housing (which was cancelled this month), for Feb 17, 2011 at 7:15 P.M. was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. All in favor.
A discussion took place in which the Commissioner Fitzpatrick stated that they are not satisfied with the table and seating arrangement currently available in the meeting room and request that the clerk send a letter to the Board of Selectman requesting a new table and chairs.
- XIII ELECTION OF OFFICERS
Kevin McDuffie was nominated and elected Chairman.
David Chadderton was nominated and elected Vice Chairman.
Donna Taylor was nominated and elected Secretary.
Congratulations to the above mentioned electees.
- XIV ADJOURNMENT
A motion to adjourn was made by Comm. Betkowski at 8:12 P.M. and 2nd by Comm. Fitzpatrick. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, Jan 20, 2011

FEB 10 2011

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
JANUARY 2011**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 1

BILL GIGLIO

274 BETHANY ROAD

WIND GENERATOR
SOLAR PANELS

CEASE AND DESIST ORDERS PENDING: 2

DAVE RYBINSKI

7 QUAIL HOLLOW

METAL SCRAP JUNK

ALSO BLIGHT CITATION ISSUED

ERIC HORGAN

35 SOUTH CIRCLE

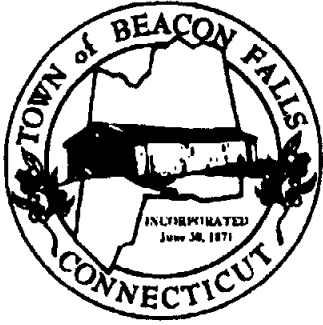
WALL NO A-2 SURVEY

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

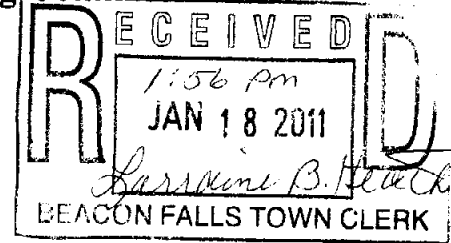
FEB 10 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

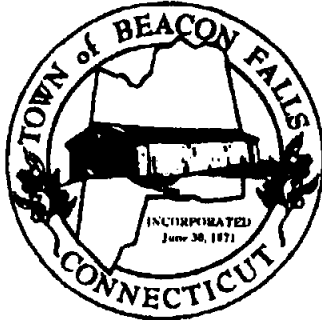
Mr. Kurt Novak
Town Clerk
10 Maple Avenue
Beacon Falls, CT. 06403



Mr. Novak,
The following is the agenda for the Planning and Zoning Commissions Regular Meeting to be held at the Meeting Room, 10 Maple Avenue, Beacon Falls, Ct. on Thursday, Jan 20, 2011 at 7:30 P.M.

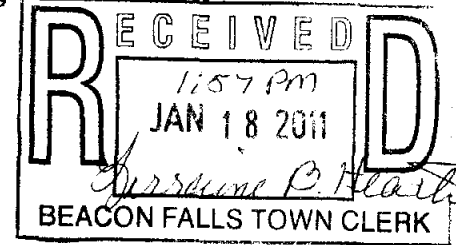
- I CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II APPROVAL OF MINUTES
 - 1) Regular meeting - Dec 16, 2010
 - 2) Public Hearing (P-2010-183) Flood Plain District Amendment
- III COMMENTS FROM THE PUBLIC
- IV ZONING ENFORCEMENT OFFICERS REPORT
- V TOWN ENGINEERS REPORT
- VI TOWN PLANNING CONSULTANT
- VII COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT
- VIII OLD BUSINESS
 - 1) Discussion of Regulations
- IX NEW BUSINESS
- X NEW APPLICATIONS
- XI CORRESPONDENCE AND PAYMENT OF BILLS
- XII PETITIONS FROM COMMISSIONERS
- XIII ELECTIONS OF OFFICERS
- XIII ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, 16 Jan 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission



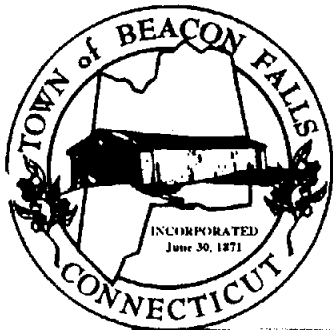
Mr. Kurt Novak
 Town Clerk
 10 Maple Avenue
 Beacon Falls, CT. 06403

Mr. Novak,

The following is the agenda for the Planning and Zoning Commissions
 Public Hearing on Application P-2009-176, P.R.D.D. to be held at the Town Hall,
 Meeting Room, 10 Maple Avenue, Beacon Falls, CT. 06403 on Jan 20, 2011 at
 7:00 P.M.

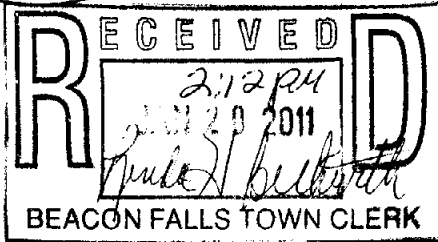
- I CALL TO ORDER
- II NEW BUSINESS
 - 1) Application P-2009-176, P.R.D.D.
- III ADJOURNMENT

Respectfully Submitted,
Mary Ellen Fernandes
 Mary Ellen Fernandes
 Clerk,
 16 Jan 2011



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission



LEGAL NOTICE

11:49 AM
1/20/2011

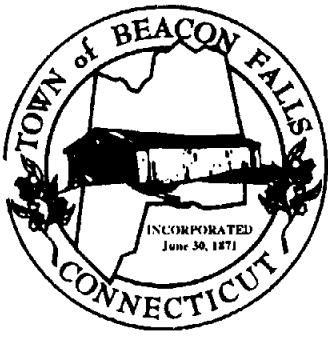
On January 20, 2011 at 7:15 P.M. in the Meeting Room, Town Hall, 10 Maple Avenue, Beacon Falls, Ct. the Planning and Zoning Commission of the Town of Beacon Falls will hold a Public Hearing on Application P-2011-185 - Incentive Housing Zone.
Materials relevant to this application are available at the Town Clerks office.

Mary Ellen Fernandes
Clerk, P & Z Commission

Please publish on Jan 10, 2011 and Jan 17, 2011

Cancelled

FAXED
9:41
12/18/10



TOWN of BEACON FALLS
Connecticut

Planning and Zoning Commission

LEGAL NOTICE

11:4 AM

Gerard P. Heath

On January 20, 2011 at 7:15 P.M. in the Meeting Room, Town Hall, 10 Maple Avenue, Beacon Falls, Ct., the Planning and Zoning Commission of the Town of Beacon Falls will hold a Public Hearing on Application P-2011-185 - Incentive Housing Zone.

Materials relevant to this application are available at the Town Clerks office.

Mary Ellen Fernandes
Clerk, P & Z Commission

Please publish on Jan 10, 2011 and Jan 17, 2011

FAXED
9:41
12/18/10