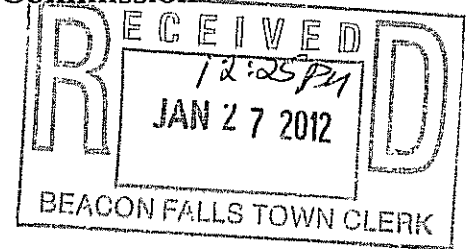


Town of BEACON FALLS Connecticut

Planning and Zoning Commission



Regular Meeting Minutes
January 19, 2012
Draft Minutes Subject to Modifications

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

I CALL TO ORDER

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

II APPROVAL OF MINUTES

A motion to approve the minutes of the December 15, 2011 regular meeting as corrected to reflect the spelling of Comm. Betkoski's name, was made by Comm. Hinman 2nd by Comm. Fitzpatrick. All in favor.

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

** Vice Chairman Chadderton turned the meeting over to Comm. Trzaski for the purpose of moderating the Election of Officers.

XII PETITIONS FROM COMMISSIONERS

A motion to name Comm. Donna Taylor as temporary secretary was made by Comm. Fitzpatrick and 2nd by Comm. Chadderton.

A motion to cease nominations was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick.

A motion to choose method of voting by paper ballot was made by Comm. Chadderton and 2nd by Comm. Fitzpatrick. All in favor.

Comm. Trzaski opened the nominations for Chairman and Dave Chadderton was nominated by Comm. Fitzpatrick and 2nd by Comm. Groth.

Comm. Burns nominated Peter Betkoski and it was 2nd by Comm. Hinman. Comm. Trzaski asked 3 times if there were any other nominations and no one else was nominated.

A vote by paper ballot was taken and the results, read by the temporary

secretary, Donna Taylor, was 4 votes for Peter Betkoski and 4 votes for David Chadderton.

First Selectman Smith was present at this time of the meeting and believed that he, as an ex-officio member of the board would vote and break the tie. However, Selectman Bielik came forward and produced a copy of the ordinance which states that the Chairman shall be elected by the members from the membership, not including the ex-officio members. First Selectman Smith inquired as to whether this was Selectman Bielik's interpretation or did he have legal opinion. Selectman Bielik stated that there was no other way to interpret it.

After a brief discussion a second vote by paper ballot was taken and the results were the same - 4 votes for Betkoski and 4 votes for Chadderton. Comm. Trzaski opened the topic up for discussion :

Comm. Fitzpatrick - I chose Dave because he is an Independent, been on the comm. a long time, he feels Dave has the most experience and there will be no political party backlash.

Comm. Hinman - stated that this is non partisan - Party affiliation does not and should not matter.

Comm. Betkoski - he stated that he has served the same amount of time as Comm. Chadderton, has been involved with COG, land use boards, attended many seminars, has the time and flexibility to serve as the Chairman of Planning and Zoning.

Comm. Burns - stated that he nominated Comm. Betkoski because of his tenure with the board and the fact that he is all around involved and knowledgeable.

Comm. Chadderton - stated that he has served on this board a long time, he feels that he has a handle on the regulations , a lot of work needs to be done and he is semi retired and available.

Comm. Groth - stated that Dave showed an interest in getting new members on track and that was important.

Comm. Trzaski - stated that this is a tough decision, that both are good candidates, but he believes in working your way up the ladder.

- ** The third paper ballot vote resulted in a another 4 - 4 tie.
- ** A motion to recess election of officers until later in the meeting was made by Comm. Trzaski and 2nd by Comm. Chadderton. All in favor.

III COMMENTS FROM THE PUBLIC

Josiah Merrill came forward and informed the board that he intended to open a tattoo parlor at 93 Main Street. He wanted to know if there were any issues that would prevent him doing so. The board informed him that he needed a A2 and that he would have to have any sign that he intended to display, approved.

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He will be added to the agenda next month.
Kevin McDuffie, 2 Haley Ridge, thanked the board for all their hard work and asked them to stay together, he noted that they will not be backed up by the First Selectman if anything goes wrong. He reminded the board that they are open to liabilities.

** Comm. Hinman recused herself at 8:05 P.M.

Patricia Hinman, Burton Road, stated that she wanted to formally Thank Kevin McDuffie for all of his service to the commission and the town and would like to know what criteria or personal agenda made the First Selectman decide not to reappoint Kevin to the Commission.

** Comm. Hinman rejoined the meeting at 8:10 P.M.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report that showed 2 certificates of zoning compliance issued, 2 cease and desist orders still pending, 1 warning issued and 1 new cease and desist order issued. A motion to accept report as submitted was made by Comm. Fitzpatrick and 2nd by Comm. Betkoski. 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 was submitted.

VIII OLD BUSINESS

1) Dr. Dey, P-2011-1/88 - it was noted that updated approvals were needed regarding the moving of the driveway. A2 and landscaping plan still needs to be presented to the commission.

IX NEW BUSINESS

No new business was submitted.

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. Hinman and 2nd by Comm. Taylor. All in favor.

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XII PETITIONS FROM COMMISSIONERS

Comm. Betkoski noted that there are some good seminars coming up and reminded everyone that they need to attend at least 2 a year.

A fourth vote for Chairman was taken and the results were as before - 4 votes for Chadderton and 4 votes for Betkoski. Vote is tied.

A motion to hold off elections until the February 2012 monthly meeting was made by Comm. Trzaski and 2nd by Comm. Groth. 6 in favor. 2 opposed.

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Trzaski at 9:04 P.M. and 2nd by Comm. Hinman. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, Jan 21, 2012

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**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
JANUARY 2012**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 2

LES BROWN
FRED MARTINEZ

403 BETHANY ROAD
164 COOK LANE

ENCLOSE CARPORT
SHED/FENCE

ORDERS PENDING: 2

DAVE RYBINSKI
CEASE AND DESIST ISSUED
GOING TO COURT

7 QUAIL HOLLOW
BLIGHT CITATION ISSUED

BLIGHT

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

CHATFIELD DRIVE

EARTH PRODUCTS

WARNINGS ISSUED: 1

FRED MARTINEZ

164 COOK LANE

SHED

CEASE AND DESIST ORDERS ISSUED: 1

ROGER DROWN

304 LOPUS ROAD

BUSINESSES NO PERMITS

RESPECTFULLY SUBMITTED

Brian Herb, CZEO

BRIAN HERB, CZEO

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CHANDLER FALLS TOWN CLERK