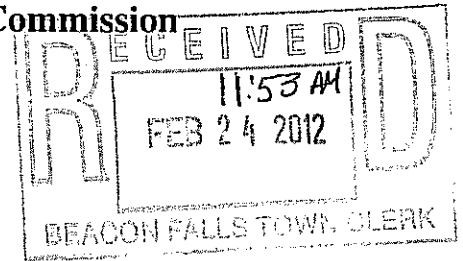


TOWN of BEACON FALLS Connecticut

Planning and Zoning Commission



Regular Meeting Minutes
February 16, 2012
Draft Minutes Subject to Modifications

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

I CALL TO ORDER

Vice Chairman Chadderton called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:30 P.M.. followed by the Pledge of Allegiance.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Jan 19, 2012 regular meeting as submitted was made by Comm. Fitzpatrick 2nd by Comm. Betkoski. 8 in favor. 0 opposed. 1 abstention.

** Vice Chairman Chadderton introduced the newest member of the commission, Dominic Setaro, to the other members of the board.

III COMMENTS FROM THE PUBLIC

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

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report that showed 3 certificates of zoning compliance were issued - 7 Skiloa Drive, Fence/Horse, 14 Dolly Drive, Sunroom and 164 Cook Lane, Shed.

A motion to accept report as submitted was made by Comm. Fitzpatrick and 2nd by Comm. Trzaski. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was in attendance but did not submit a written report. He stated that he had nothing to report. Comm. Betkoski asked what was going on with Chatfield Farms and Jim Galligan stated that there was nothing new. A motion to accept report as given was made by Comm Fitzpatrick and 2nd by Comm. Trzaski. 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 activity.
- VIII OLD BUSINESS
1) Dr. Dey, P-2011-1/88 - Site Plan - No activity.
- IX NEW BUSINESS
1) Roger Drown, 304 Lopus Road - Cease and Desist.
No activity
2) Josiah Merrill, Flatliners, Main St. - discussion - Josiah was present and came forward and submitted a written statement of use, and said that the A2 survey was submitted to Brian Herb. He stated that it is his intention to open March 1, 2012. The hours of operation will be Mon - Sat 11-8. After a brief discussion which included the fact that this business meets all of the requirements and that the signs also meet requirements, according to Brian Herb, ZEO, a motion was made by Comm. Trzaski to approve and 2nd by Comm. Fitzpatrick. 8 in favor. 1 opposed. 0 abstentions.
3) Bomba Ind LLC - discussion on cease and desist - This is a situation in which several businesses are renting space at 304 Lopus Rd, and the town requires an A2 survey, which the renter believes should be provide by the owner and has been trying to get the Landlord to cooperate. His business is auto repair, he is working on getting a state license. He is currently just doing prep work on the space that he is renting.
- X NEW APPLICATIONS
No new applications were submitted.
- XI CORRESPONDENCE AND PAYMENT OF BILLS
2 Bills were submitted from Atty. Byrne and 1 bill from the board clerk. A motion to accept payment of bills as submitted was made by Comm. Trzaski and 2nd by Comm. Betkoski. All in favor.
- XII PETITIONS FROM COMMISSIONERS
Comm. Trzaski spoke up and noted that he was reappointed to the Land Use Board, without sending a letter of interest, and said no thanks, please find someone else. He was informed that he needed to send in a letter of resignation.
Comm. Hinman stated that normally commissioners abstain from voting if they are not up to date on the matter before them. She wanted to know if there were any regulations that prohibited a newly appointed member from voting when he/she was not familiar with the internal workings of the commissioners. She was informed that once a person is appointed and sworn in, that there were no conditions put on that new member as far as voting is concerned.
- 1) Election of Officers - Vice Chairman Chadderton asked Jim Trzaski to run the election process.

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FEB 24 2012

BEACON FALLS TOWN CLERK

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

A motion to choose method of voting by show of hands was made by Comm. Chadderton and 2nd by Comm. Hinman. All in favor.

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

Comm. Hinman nominated Peter Betkoski and it was 2nd by Comm. Burns.

Comm. Trzaski asked 3 times if there were any other nominations and no one else was nominated. A motion to cease nominations was made by Comm. Fitzpatrick and 2nd by Comm. Taylor.

A vote by show of hands was taken and the results were 5 for Dave Chadderton and 4 for Peter Betkoski.

Nomination for Vice Chairman was made by Comm. Hinman and 2nd by Comm. Burns for Peter Betkoski.

Nomination for Vice Chairman was made by Comm. Chadderton and 2nd by Comm. Groth for Joe Fitzpatrick.

No other nominations were made and Comm. Chadderton motioned to cease nominations and Comm. Fitzpatrick 2nd it.

A vote by show of hands was taken and the results were 5 for Peter Betkoski and 4 for Joe Fitzpatrick.

A motion to nominate Donna Taylor as secretary was made by Comm. Chadderton and 2nd by Comm Hinman.

No other nominations were made.

A vote by show of hands elected Donna Taylor as secretary.

Comm. Betkoski noted that now that elections are over, that everyone needs to work together like before.

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Hinman at 8:37 P.M. and 2nd by Comm. Taylor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, Feb 19, 2012

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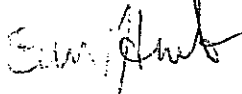
BEACON FALLS TOWN CLERK

ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
FEBRUARY 2012

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 3

| | | |
|----------------|----------------|-------------|
| RACHAEL CROSBY | 7 SIKOLA DRIVE | FENCE/HORSE |
| ED HOLLOWAY | 14 DOLLY DRIVE | SUNROOM |
| FRED MARTINEZ | 164 COOK LANE | SHED |

RESPECTFULLY SUBMITTED



BRIAN HERB, CZEO

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BEACON FALLS TOWN CLERK