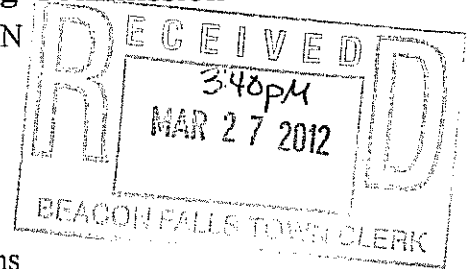


Town of BEACON FALLS *Connecticut*

Planning and Zoning Commission PLANNING AND ZONING COMMISSION



Regular Meeting Minutes
March 15, 2012
Draft Minutes Subject to Modifications

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

I CALL TO ORDER

Chairman Chadderton called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:34 P.M. with the Pledge of Allegiance following.

II APPROVAL OF MINUTES

A motion to approve the minutes of the Feb 16, 2012 regular meeting as submitted was made by Comm. Fitzpatrick 2nd by Comm. Taylor All in favor.

III COMMENTS FROM THE PUBLIC

Bill Carls, 17 Johnson Street, stood up and commented on the lot work that has been done on Main Street by Mario. He stated that trees had been cleared from the lot before a survey was done. He, as well as his wife and Janet Gabriel, 23 Johnson Street would like Mario to replace the trees that were taken out as they provided wind and noise breaks.

Chairman Chadderton asked 3 times if there were any other comments from the public and no one else spoke up.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was in attendance and submitted a written report that is attached to these meeting minutes. A brief discussion regarding the light poles on the site for Dr. Dey that were not on the original site plan. Comm. Betkoski asked the ZEO if a permit was needed for the clothing drop boxes that are in town. Brian answered, yes, a permit is needed and he will get on the existing sites and make sure permits are obtained. There was also a discussion regarding the motorcycle / paint shop on Rt 42. Doug Bousquet noted that the original business was on the first floor and that everything is straighten out now. A motion to accept report as presented

was made by Comm. Fitzpatrick and 2nd by Vice Chairman Betkoski.
All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was not in attendance and did not submit a written report.

Chairman Chadderton said that he had spoken with Jim Galligan and that he is working on a couple of items. Chatfield Farms has a new owner, Gold Star, and they will start working on the punch list.

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

Chairman Chadderton passed out a draft of the plan to all commissioners.

VIII OLD BUSINESS

1) Dr. Dey, P-2011-1/88 - Site Plan - No activity.

IX NEW BUSINESS

1) Larry Bourque, ABC Sign Corp. came forward and noted that 201 South Main Street, ACE Auto, is requesting a sign change to Hertz. Also, they would like to add a ground sign that would be 6 sq. foot with 10 ft post. A motion to approve was made by Comm. Fitzpatrick and 2nd by Comm. Hinman. 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. Setaro and 2nd by Comm. Groth. All in favor.

XII PETITIONS FROM COMMISSIONERS

Comm. Hinman spoke up and read a letter that she had previously written that was read at the Jan 20, 2012 BOS meeting. The letter expressed her opinion and questions regarding the non reappointment of Kevin McDuffie to the Planning and Zoning Commission. She stated that as of today, she still has not received a response from the First Selectman or and of the Selectman. Comm. Hinman also commented that an article in the Citizens News on Feb 24, 2012 speaks to the comment from Gerard Smith regarding the clerk who wielded the gavel on the P & Z commission with regard to his decision to not reappoint Mr. McDuffie. Comm. Hinman said that this statement is totally absurd. - Mr. Smith never attended the meetings until he wanted to influence who the next chairman would be. She feels that he should not have injected himself into the election. Also, she said that rumor has it that he is trying to get rid of the current clerk and that that is not his call, that is the charge of the commission. She feels that he has insulted the integrity of the entire board.

XIII ADJOURNMENT

A motion to adjourn was made by Comm. Hinman at 9:05 P.M. and 2nd by Chairman Chadderton.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, March 18, 2012

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MAR 27 2012

BEACON FALLS TOWN CLERK

**ZONING ENFORCEMENT OFFICIAL
MONTHLY REPORT
MARCH 2012**

CERTIFICATE (S) OF ZONING COMPLIANCE ISSUED: 5

JAMES HUK	47 TERESE ROAD	POOL
REGION #16	135 BACK RIMMON ROAD	DUGOUTS/BACKSTOP
BLACKBERRY DEV.	11 OAKWOOD DRIVE	HOME
BLACKBERRY DEV.	3 OAKWOOD DRIVE	HOME
SEAN LEZOTTE	141 SOUTH MAIN STREET	AIRBRUSH BUSINESS

DEVELOPMENTS IN TOWN

POND SPRING VILLAGE- 5YEAR EXPIRED, 2ND 5 YEAR TERM TO EXPIRE 2013?

CHATFIELD FARMS- 5 YEAR EXPIRED, 2ND 5 YEAR TERM TO EXPIRE 2015?

GORDON PROPERTY BURTON ROAD- 5 YEAR EXPIRED, 2ND 5 YEAR TERM TO EXPIRE 2016?

OAKWOOD ESTATES- 5 YEAR EXPIRED, 2ND 5 YEAR TERM TO EXPIRE 2015? FOR BOTH PHASE #1 AND PHASE #2. PHASE #2 HAS NOT BEEN STARTED TO DATE.

BRIAN SWAN PROPERTY BLACKBERRY HILL- 5 YEAR EXPIRED, TO MY KNOWLEDGE NO 5 YEAR EXTENSION WAS EVER AKED FOR.

SMITH FARMS- 5 YEAR EXPIRED, 2ND 5 YEAR TERM TO EXPIRE 2014?

RESPECTFULLY SUBMITTED

Brian Herb Czeo

BRIAN HERB, CZEO

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- 1) THE ZONING MAP NEEDS TO BE CHANGED
 - A) 7 Lots surrounding PARD #2 Pond Spring Village need to be removed from the PARD (grey) and returned to the INDUSTRIAL PARK DISTRICT (Light Purple)
 - B) CHATFIELD FARMS #2 needs to be returned to RESIDENTIAL DISTRICT #1 (yellow) the commission already approve this last year.
- 2) THE ZONING REGULATIONS FOR BLASTING GUIDELINES needs to have introduction stating enforced by FIRE MARSHALL
- 3) THE DRIVEWAY REGULATIONS need to have the introduction stating permits issued by TOWN ROAD FOREMAN.
- 4) THE ZONING OFFICE needs to have one copy of all items approved or denied by the P+Z COMMISSION with a 1 page list of all conditions of approval, this would include approved or denied plans with the signature of the chairman and date of approval or denial.

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