

## PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

July 19, 2012

Draft Minutes Subject to Modifications

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

### I CALL TO ORDER

Chairman D. Chadderton called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 8:34 P.M..

### II APPROVAL OF MINUTES

A motion to approve the minutes of the June 21, 2012 regular meeting as submitted was made by Comm. J. Fitzpatrick 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

Vice Chairman P. Betkoski made a motion that the minutes identify the members other than by last names only, 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

A motion to approve the minutes of the June 27, 2012 public hearing on RS&J Development was made by Chairman D. Chadderton and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

### III COMMENTS FROM THE PUBLIC

Chairman D. 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 is attached to these meeting minutes. The written report shows that 2 certificates of zoning compliance were issued for the month, 1 cease and desist order.

A motion to accept report as presented was made by Comm. J. Fitzpatrick 2<sup>nd</sup> by Comm. P. Hinman. All in favor.

### V TOWN ENGINEERS REPORT

The Town Engineer was not in attendance and no report was submitted.

VI TOWN PLANNING CONSULTANT

The town planning consultant was in attendance and combined this report with Comprehensive Plan of Conservation and Development.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

Brian Miller, Planning Consultant, informed the board that the land use committee accepted the plan and will have copies made for the members for their review. A motion to accept the verbal report as presented was made by Comm. P. Hinman and 2<sup>nd</sup> by Vice Chairman P. Betkoski. All in favor.

VIII OLD BUSINESS

- 1) Dr. Dey, P-2011-1/88 - No activity.
- 2) B. B. LLC - Oakwood Estates - Dominick Thomas came forward and submitted a reused Mylar. He stated that the issues were addressed. A motion to approve, pending Jim Galligan's nod of approval, to have Chairman D. Chadderton sign off on the Mylar, was made by Chairman D. Chadderton and 2<sup>nd</sup> by Comm. P. Betkoski. All in favor.
- 3) NVSL- Discussion and or vote - skipped

IX NEW BUSINESS

- 1) Pond Spring - Atty. Perrillo and Jeff Resler came forward and informed the commission that he is the new owner of Pond Spring. Atty. Perrillo told the commission that there are 7 units in various stages of completion. They are requesting approval to move forward without road bonds. After a brief discussion a motion was made by Chairman D. Chadderton to grant Pond Spring Development, LLC permission to move forward with the project - up to Phase IV, with no certificates of Occupancy being issued until all roads, sidewalks are in, motion was 2<sup>nd</sup> by Comm. P. Hinman. 7 in favor. 1 abstention (E. Groth). Atty. Perrillo and Jeff Resler were also informed that staff fees will most likely apply.

X NEW APPLICATIONS

No new applications were submitted.

XI CORRESPONDENCE AND PAYMENT OF BILLS

Two bills were submitted, Nafis & Young and Mary Ellen Fernandes, clerk. A motion to accept payment of bills as submitted was made by Vice Chairman P. Betkoski and 2<sup>nd</sup> by Comm. D. Setaro. All in favor.

XII PETITIONS FROM COMMISSIONERS

Vice Chairman P. Betkoski spoke about the fact that Brian Herb and Clerk, Mary Ellen Fernandes were called in front of the Ethics Board and did not like the fact that the commission members were not notified prior to the meeting.

XII ADJOURNMENT

A motion to adjourn was made by Comm. J. Fitzgerald at 9:54 P.M. and

2<sup>nd</sup> by Vice Chairman P. Betkoski.

Respectfully submitted,  
*Mary Ellen Fernandes*  
Clerk, July 21, 2012