

## PLANNING AND ZONING COMMISSION

### Regular Meeting Minutes August 16, 2012 Draft Minutes Subject to Modifications

Present: Chairman D. Chadderton, Commissioners J. Fitzpatrick,  
J. Burns, P. Hinman E. Groth and J. Trzaski.

#### I CALL TO ORDER

Chairman D. Chadderton called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 8:02 P.M.. The Pledge of Allegiance was recited.

- \*\* Comm. J. Fitzpatrick made a motion to add items to the agenda, 2<sup>nd</sup> by Comm. E. Groth. All in favor.

#### II APPROVAL OF MINUTES

A motion to approve the minutes of the July 19, 2012 Public Hearing, Application P-2012-189, NVSL, as corrected to reflect correct spelling of of Comm. P. Hinman name and a question as to whether the legal notice was read into the minutes, was made by Comm. J. Fitzpatrick 2<sup>nd</sup> by Chairman D. Chadderton. 5 in favor. 1 abstention (P. Hinman)

A motion to approve the minutes of the July 19, 2012 regular meeting was made by Chairman J. Fitzpatrick and 2<sup>nd</sup> by Chairman D. Chadderton. 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 8 Certificates of zoning compliance were issued for the month.

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

#### V TOWN ENGINEERS REPORT

The Town Engineer was in attendance and submitted a verbal report.

Mr. Galligan stated that he believes Inland Wetlands Board is going to call

in the Sediment and Soil Erosion Bond on Chatfield Farms because they have not responded to their attempts to contact them. A motion to accept the report was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. P. Hinman. All in favor.

#### VI TOWN PLANNING CONSULTANT

The town planning consultant was in attendance and informed the board that the land use board approved the Draft for the Comprehensive Plan of Conservation and Development. He suggested that maybe a workshop would be in order to review the plan. Brian Miller said that he will see to it that the members receive a copy, either by email or hard copy. A motion to accept report as presented was made by Comm. J. Trzaski and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

#### VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No activity.

\*\* A motion to recess at 8:18 P.M. to open Special Meeting was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. J. Trzaski. All in favor.

\*\* A motion to resume at 8:51 P.M. was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. J. Trzaski. All in favor.

#### VIII OLD BUSINESS

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

2) Pond Spring - New Owners, Chairman D. Chadderton stated that the new owners were given the bills that were incurred by the staff.

3) B. B. LLC - Oakwood Estates - Dominick Thomas came forward and requested that the commission recommend to the Board of Selectman that the performance bond, which is now a maintenance bond, be released. A motion to send a letter to the board of selectman recommending release of the bond for Application P-2004-124 was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. P. Hinman. All in favor.

4) NVSL- Discussion and or vote - skipped.

#### IX NEW BUSINESS

1) RS&J Development - A motion to approve application P-2012-190 with the following conditions was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. P. Hinman. All in favor.

1) Bond be in place, which will be set by the Town Engineer.

2) Fence to be delineated by the Town Engineer.

3) Evidence of Floc logs on site and filed with the town.

4) 2 year term - permit maximum to be 2 years.

5) Annual survey report on existing grades at end of year 1 submitted to the commission.

6) Hours of operation as by application and superceded by town ordinance to be in effect.

2) F.O.I. - Attorney Mooney - not present.

3) Charles Edwards - Lot line revision - Lot 11, Hockanum Glen subdivision. Mr. Edwards has lot 10 which is 2.743 acres and borders A. Norton's Property on Skokorat Road. He is seeking a lot line revision to transfer A portion to A. Norton's property at 430 Skokorat Road. After a brief Discussion a motion to approve the lot line revision was made by Chairman D. Chadderton and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

X NEW APPLICATIONS

No activity

XI CORRESPONDENCE AND PAYMENT OF BILLS

Bills were submitted by Nafis & Young and Mary Ellen Fernandes, clerk and Byrne & Byrne.. A motion to approve payment of bills as submitted was made by Comm. J. Trzaski and 2<sup>nd</sup> by Comm. E. Groth. All in favor.

XII PETITIONS FROM COMMISSIONERS

Comm. J. Fitzpatrick made a motion, 2<sup>nd</sup> by Comm. E. Groth to have a letter sent to the Board of Selectman requesting a new table for the meeting room. The table needs to accommodate 10 people. All in favor.

XII ADJOURNMENT

A motion to adjourn was made by Comm. J. Trzaski at 9:50 P.M. and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

Respectfully submitted,

*Mary Ellen Fernandes*

Clerk, Aug 18, 2012