

## PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

Sept 20, 2012

Draft Minutes Subject to Modifications

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

Absent: Commissioners D. Taylor 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 7:37 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

The way that commissioners have received copies of the minutes of meetings has changed. No longer will copies be sent through the U.S. Mail service. Chairman Chadderton read a letter from the First Selectman stating the new procedures. Comm. P. Hinman stated for the record that she wants a hard copy sent to her. Chairman D. Chadderton made a motion to table the approval of minutes, 2<sup>nd</sup> by Vice Chairman P. Betkoski, until the Oct 18, 2012 regular meeting.

### III COMMENTS FROM THE PUBLIC

Chairman D. Chadderton asked if there were any comments from the public and Evelyn Horgan, 35 South Circle came forward and read a letter into the record asking Planning and Zoning to allow commercial vehicles, such as a tractor part of a tractor trailer rig or any vehicle close to that in size and weight to be parked in a residential zone. Her letter was placed on file. 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 3 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 not in attendance and did not submit a written report.

VI TOWN PLANNING CONSULTANT

The town planning consultant was in attendance and handed out a final draft of the plan of conservation and development. Discussion took place concerning the time line for getting an approval. Chairman D. Chadderton asked to have a special meeting/workshop to go over the plan presented. It was determined that Oct 11, 2012 at 7:00 P.M. , room to be determined, a workshop / special meeting would be held.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No activity.

VIII OLD BUSINESS

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

2) B. B. LLC - Oakwood Estates - No activity.

3) NVSL- Discussion and or vote - (Comm. P. Hinman excused herself) A discussion took place which included the driveway turn around, did the radius meet the town requirements? Fire Chief Mike Pratt was in attendance and stated for the record that the turn around does meet requirements. Comm. J. Fitzpatrick made a motion to approve application P-2012-189, NVSL, Burton Road, with the following conditions:

Easements be in place for conservation, utility and driveway.

The driveway is to be road grade material, including turnaround area.

Motion was 2<sup>nd</sup> by Comm. P. Betkoski. A vote of 6 in favor passes the motion to approve.

4) Pond Spring - No activity.

IX NEW BUSINESS

1) Region 16 School District - No activity

2) H I Stone - Alliance Circle - Atty. Ralph Crozier, located in Seymour, came forward and spoke on behalf of H I Stone, stating that very little material has been removed from the site due mostly to the economy. He noted that Mr. Stone intends to keep moving forward on this project. Kirk Jones from Civil One gave an overview of the plans, showing how much material was removed and the conditions, such as the detention pond, and also noted that they are maintaining the silt fence and other erosion controls that are in place.

3) Mess Construction - No one showed from Messa, however a brief discussion took place regarding a complaint from a resident in the Watch Hill Subdivision which stated that Messa construction is using the last remaining building lots as material storage and processing operation. The ZEO will contact Messa Construction and issued a warning to bring the site up to code.

4) Frank Spudnick - Mr. Spudnick came forward and introduced himself. He will be opening a manufacturing operation the Industrial Park which will be making metal bottle caps for a wide variety of containers. They intend to start out with 12 employees and hope to reach 40 employees in the near future. The board welcomed him and wished him luck.

\* Comm. P. Hinman exited the meeting due to illness at 8:45 P.M.

X NEW APPLICATIONS

1) L&R Trepca Inc - South Main Street - Mike Horble , located in Seymour Ct., submitted plans on behalf of the applicant to build an office building on property he already owns located at 113 and 119 South Main Street. The building will be divided into two 875 sf offices.

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. D. Sorrentino and 2<sup>nd</sup> by Comm. P.

Betkoski.

All in favor.

XII PETITIONS FROM COMMISSIONERS

Comm. J. Fitzpatrick again brought up the subject of different seating arrangements for the board and paid staff. He believes that everyone should be able to be seated as a group and also have enough space to be able to go over documents as needed. A request will be made to the Board of Selectman.

XII ADJOURNMENT

Meeting was adjourned at 9:42 P.M.

Respectfully submitted,

*Mary Ellen Fernandes*

Clerk, Sept 24, 2012