

## PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

Oct 18, 2012

Draft Minutes Subject to Modifications

Present: Chairman D. Chadderton, Commissioners P. Betkoski, E. Groth, D. Taylor, J. Burns, D. Sorrentino and J. Fitzpatrick.  
Absent: Commissioners P. Hinman 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 7:35 P.M.. The Pledge of Allegiance was recited.

### II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Aug 16, 2012 was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. J. Burns. All in favor. A motion to approve the minutes of the special meeting(NVSL) P-2012-189 was made by Comm. D. Sorrentino and 2<sup>nd</sup> by Comm. P. Betkoski. All in favor.

A motion to approve the minutes of Public Hearing P-2012-190, RS&J, was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. D. Sorrentino. All in favor.

A motion to approve the regular meeting minutes of Sept 20, 2012 was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. D. Sorrentino. All in favor.

\*\* A motion to add to and vary the agenda was made by Comm. D. Sorrentino and 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

### III COMMENTS FROM THE PUBLIC

Chairman D. Chadderton asked if there were any comments from the public and Kevin McDuffie, Haley Ridge Road came forward and urged the commission to send a letter to the Board of Selectman to have the decision regarding no more paper copies of minutes being sent to the volunteers on the board rescinded.

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 not in attendance but submitted a written report. A motion to accept the written report as submitted was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. P. Betkoski. 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 - his report is to be combined with the comprehensive plan of conservation and development.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

Brian Miller, Town Planning Consultant stated that a meeting/workshop was held last week with the commission. A review of the plan took place, there was some interesting discussion. Brian noted that the commission suggested some minor changes. The board asked Brian if the state needs to approve the plan and he said he believed that they had to review it. Rich Minnick stated that yes, the state must sign off on the plan - if not then future funding could be in jeopardy. A motion to allow Brian Miller to distribute the revised Plan of Conservation and Development to the board of Selectman and C.O.G. and any other boards that have an interest, for review was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. D. Sorrentino. All in favor.

VIII OLD BUSINESS

- 1)B. B. LLC - Oakwood Estates - No activity
- 2)NVSL- Michael Horbal, surveyor, 52 Main St. Seymour, Ct representing the applicant came forward with a request for a 90 day extension for filing the map/conditions of approval. He explained that they need time to obtain driveway bids. A motion to allow a 90 extension for application P-2012-189 was made by Comm. D. Sorrentino and 2<sup>nd</sup> by Comm. J. Burns. All in favor.
- 3)Pond Spring - No activity.
- 4)Messa Construction - Watch Hill - Paul Crota came forward. Chairman D. Chadderton said that the area appears to be a crushing operation and needs to be cleaned up. How soon can this be taken care of? Paul Crota said that currently they are working on it - only processing loam to stabilize ground - they are a work in process. Chairman D. Chadderton noted that this is a very old subdivision. A motion to allow Paul Crota 6 months from October 18, 2012 to clean up and stabilize (graded and seeded) the area was made by Comm. P. Betkoski and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

IX NEW BUSINESS

- 1)Region 16 School District - No activity
- 2)K & W Tire - Murtha Bldg - No activity
- 3)L & R Trepeca - S. Main St - Comm. P. Betkoski excused himself from this portion of the meeting. A motion to approve the site plan P-2012-191 for 113 - 119 S. Main St with the following conditions Landscape Plan , Lighting Plan, screening of dumpster and a fence on the East property line - a decorative fence was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. D. Taylor. 6 in favor.

\*\* Comm. P. Betkoski returned to meeting (9:00 P.M.)

4)Mark Thrasher - Laundry Tech. -49 Lancaster Drive. Mr. Thrasher informed the board that they purchased the building in March. They currently have 10 employees and 4 out of state salespeople. Chairman D. Chadderton thanked him for coming in and welcomed the company to Beacon Falls.

5)Rodger Drown - No activity

6)Town of Beacon Falls, Sewer Treatment Plant - No formal application has been submitted just a letter of intent to build a building on the south side of the plant to house a very costly water pump. The building will be about 25 x 25. Comm. D. Chadderton faxed the sideline and frontage regulations to them. A final location is still to be determined. They are mindful of the rules and regulations. A motion to back the plan was made by Chairman D. Chadderton and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

X NEW APPLICATIONS

No new applications

XI CORRESPONDENCE AND PAYMENT OF BILLS

Bills were submitted by Nafis & Young and Mary Ellen Fernandes, clerk and Byrne & Byrne, Republican American and Turner. A motion to approve payment of bills as submitted was made by Comm. D. Sorrentino and 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

XII PETITIONS FROM COMMISSIONERS

Chairman D. Chadderton informed the board that tonight would be Comm. P. Betkowski's last meeting as his term is up at the beginning of November. Chairman D. Chadderton thanked him for his time and hard work on the commission. Comm. P. Betkoski also noted his thanks and said that he enjoyed the experience.

XII ADJOURNMENT

A motion to adjourn at 9:20 P.M. was made by Comm. P. Betkoski and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

Respectfully submitted,

*Mary Ellen Fernandes*

Clerk, Sept 24, 2012