

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

March 21, 2013

Draft Minutes Subject to Modifications

Present: Chairman D. Chadderton, Commissioners E. Groth, D. Taylor, B. Gigilio, D. Setaro, J. Trzaski, R. Jurzynski, J. Burns and J. Fitzpatrick.

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.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Feb. 21, 2013 was made by Comm. R. Jurzynski and 2nd by Comm. E. Groth. 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 provided a written report which showed 3 certificates of zoning compliance issued. A motion to accept report was made by Comm. J. Fitzpatrick and 2nd by Comm. Chadderton. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was present and informed the commission that he had met with Watch Hill today and that they will most likely be seeking an extension of time to complete because of the severe winter weather. Mr. Galligan also noted that if materials are brought in for processing that a cease and desist order could be issued.

VI TOWN PLANNING CONSULTANT

The Town Planning Consultant did not provide a written or oral report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No specific report was given, however Comm. J. Fitzpatrick shared his views with the commission. He would like to see if additional on and off ramps on either side of Lopus Road would be able to be put into the plan so that maybe funding could be found for the project. If it is not in the plan then it can not happen.

VIII OLD BUSINESS

1) Watch Hill – No representative in attendance. Subject was addressed in the Town Engineers report.

2) Chatfield I – Matthew Gilchrist, principal with EG Group, came forward and introduced himself to the commission. He informed the board that they are in the final stages of a contract to develop Chatfield Farms. There are 4 models currently, which will not be used as their models and he would like to be able to obtain Certificate of Occupancy for them once they are independent of each other. After a brief discussion, Comm. J. Trzaski made a motion to allow Brian Herb to issue the certificates (once qualifications are met) and it was 2nd by Comm. Gigilio. 7 in favor. 1 abstention by E. Groth)

3) Regulation Updates – Bids from Nafis and Young were obtained to update the book of regulations to bring up to current – Dave Chadderton and Jim Galligan will develop policy and procedures for zone change updates.

IX NEW BUSINESS

No new business.

X NEW APPLICATIONS

No new applications

(Comm. J. Trzaski exited the meeting at 9:15 P.M.)

XI CORRESPONDENCE AND PAYMENT OF BILLS

Bills were submitted by Byrne and Byrne and Mary Ellen Fernandes, clerk. A motion to approve payment of bills as submitted was made by Comm. J. Burns and 2nd by Comm. D. Taylor. All in favor.

XII PETITIONS FROM COMMISSIONERS

Comm. R. Jurzynski obtained 2 up to date ordinance books for the commission. Going forward the commission will need to keep them updated with any changes that occur. Comm. B. Gigilio expressed his thanks to all who helped with snow removal throughout town.

XIII ADJOURNMENT

A motion to adjourn at 9:37 P.M. was made by Comm. J. Fitzpatrick and 2nd by Comm. D. Taylor. All in favor.

Respectfully submitted,

Mary Ellen Fernandes
Clerk, Mar 25, 2013