

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

April 18, 2013

Draft Minutes Subject to Modifications

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

I CALL TO ORDER

Chairman D. Chadderton called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:32 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of March 21, 2013 as corrected in Section VIII, item #3 to read Jim Galligan and Dave Chadderton will develop policy and procedure changes to the regulations. was made by Comm. J. Fitzpatrick and 2nd by Comm. E. Groth. All in favor.

III COMMENTS FROM THE PUBLIC

Chairman D. Chadderton asked if there were any comments from the public and Paul Roblado, 15 Westview Rd came forward and stated that he lives adjacent to the Mesa Project and when he purchased his home he was told that it would be completed within a few years, it is now 17 years later and still not complete. Jeanette Roblado also stated that this only affects her and her husband and that Mr. Crotta has stopped working on Saturdays at Mrs. Roblado's request because of the dirt, noise and smell. They stated that they can not enjoy using their yard / deck because of the constant dirt, noise, etc. The Robaldo's asked the board to look into this matter.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO provided a written report which showed 4 certificates of zoning compliance issued. A motion to accept report without any discussion was made by Comm. R. Jurzynski and 2nd by Comm. B. Gigilio. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was not present but submitted a written report which Noted that his office is working on assembling the previous changes to the Zoning Regulations. The report also notes that he has made several visits To Watch Hill Subdivision and has seen clean up and screening of raw Materials and most construction debris removed. A motion to approve the Report as submitted was made by Comm. J. Fitzpatrick and 2nd by Comm. R. Jurzynski. All in favor.

VI TOWN PLANNING CONSULTANT

The Town Planning Consultants report is covered in item VII.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

Brian Miller addressed the commission and noted that the plan has Been being worked on for quite awhile. A discussion followed in which Comm. Fitzpatrick strongly stated that he would like to see the plan include On and off ramps on either side of Lopus Road. Comm. Fitzpatrick feels that if it is not included in the plan, then there would be no way to possibly Get funding for such a project down the road. .

* A motion to recess at 8:22 was made by Comm. Fitzpatrick and 2nd by Comm. Taylor. All in favor.

* A motion to resume the meeting at 8:25 was made by Comm. Chadderton and 2nd by Comm. Burns. All in favor.

VIII OLD BUSINESS

1)Watch Hill – Paul Crotta was present and stated that Watch Hill is a work in progress and that because of the harsh winter he needs more time to clean up the site, around 3 or 4 months. Chairman Chadderton informed him that that is not acceptable and that he has had 6 months with no progress. After discussion with the board, Comm. Fitzpatrick made a motion to have them use the Bethany side for entrance, water down and barricade the driveway so that his trucks will not use that entrance. Mr. Crotta was asked to appear at next months meeting with a daily log of the progress being made. The motion was 2nd by Comm Groth. 6 in favor. 1 abstention by Comm. R. Jurzynski.

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

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

Comm. J. Fitzpatrick once again inquired about a new table for the meeting Room.

XIII ADJOURNMENT

A motion to adjourn at 10:05 P.M. was made by Comm. B. Gigilio and 2nd by Chairman D Chadderton. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, April 20, 2013