

## PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

May 16, 2013

Draft Minutes Subject to Modifications

Present: Chairman D. Chadderton, Commissioners E. Groth, J. Trzaski  
Comm. D. Setaro, B. Gigilio 98:12), R. Jurzynski, J. Burns and J.  
Fitzpatrick (7:37).

Absent: Comm. D. Taylor

### 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.

\*Comm. J. Burns made a motion to add to and vary the agenda, 2<sup>nd</sup> by Comm. Setaro. All in favor.

### II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of April 18, 2013 as corrected in Section VIII , item #2 to be deleted was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. J. Trzaski. All in favor.

### III COMMENTS FROM THE PUBLIC

Chairman D. Chadderton asked if there were any comments from the public and Mrs. Roblado, 15 Westview Rd came forward and gave the commission A written account of the work activity performed by Mesa Construction since the last meeting. Mr. Roblado concurred with what his wife submitted to the board and once again stated that Mesa Construction operated with total disregard for their neighbors.

R. Daniels came forward and commented to the board that he would like to bring a Karate studio to the Business Park located at the old Bronson Building, however, currently it is not an allowed use.

Chairman D. Chadderton asked 3 times if there were any additional comments and no one came forward.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO provided a written report which showed 8 certificates of zoning compliance issued and 3 cease and desist orders. A motion to accept report without any discussion was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. R. Jurzynski. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was not present and did not submit a written report.

VI TOWN PLANNING CONSULTANT

The Town Planning Consultant was not present and did not submit a written report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

A motion to set a Public Hearing for July 11, 2013 at 7:00 P.M. at the Senior Center, Main St. Beacon Falls, was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. D. Setaro. All in favor.

VIII OLD BUSINESS

\*Comm. R. Jurzynski excused himself from this portion of the meeting.

1) Watch Hill – Paul Crotta was present and gave the commission a progress report. The commission decided to hold a special meeting on May 31, 2013 to do a site review. The motion was made by Comm. J. Burns and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

\*Comm. R. Jurzynski returned to the meeting.

2) Chatfield I – Matthew Gilchrist, principal with EG Group, came forward and gave the commission an update on the site. He stated that they now have 5 units with contracts and 1 more is a possibility. They are doing erosion control and are bringing the site back to compliance.

3) Pond Spring Village – No activity.

4) 113/119 Main St – M. Horbal came forward for the applicant and stated that they will be submitting new plans for the property.

5) Regulation Updates – A motion to hold a Public Hearing on July 18, 2013 at 7:00 P.M. at Town Hall was made by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. Jurzynski. All in favor.

IX NEW BUSINESS

No new business.

Comm. Trzaski excused himself from the meeting at 9:34 P.M.

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. D. Setaro and 2<sup>nd</sup> by Comm. B. Gigilio. All in favor.

XII PETITIONS FROM COMMISSIONERS

Comm. R. Jurzynski inquired about the NVSL property on Burton Road, Mentioning that he saw For Sale sign. Comm. E. Groth mentioned to the Commission about the massage parlor that is being operated out of the tattoo Parlor and wanted to know if it was allowed.

A motion to have a Public Hearing on June 20, 2013 at 7:15 to amend the Language for special exception, section 4.42.3 to add another special exception use for commercial use, was made by Chairman D. Chadderton and 2<sup>nd</sup> by Comm. Gigilio.

XIII ADJOURNMENT

A motion to adjourn at 10:08 P.M. was made by Comm. D. Setaro and 2<sup>nd</sup> Comm. B. Gigilio. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk, May 19, 2013