

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

June 20, 2013

Draft Minutes Subject to Modifications

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

I CALL TO ORDER

Chairman D. Chadderton called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:30 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of May 2, 2013 as submitted was made by Comm. R. Jurzynski and 2nd by Comm. J. Fitzpatrick. All in favor.

A motion to approve the minutes of the special meeting on May 31, 23013. Mesa Construction, Site Walk, was made by Comm. R. Jurzynski and 2nd By Comm. B. Giglio. 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 8 certificates of zoning compliance issued and 1 denial. A motion to accept report as submitted was made by Comm. D. Setaro and 2nd by Comm. R. Jurzynski. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was present but did not submit a written report. He Suggested that he will speak on each case as it comes up. A motion to accept was made by Comm. J. Fitzpatrick and 2nd by Comm. R. Jurzynski. All in favor.

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 change the Public Hearing date to July 10, 2013 at 7:00 P.M. at the Senior Center, Main St. Beacon Falls, was made by Comm. J. Fitzpatrick and 2nd by Comm. R. Jurzynski. 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. A motion was made by Comm. J. Fitzpatrick and 2nd by Comm. B. Giglio to grant a 30 day extension to complete the site work. All in favor.

*Comm. R. Jurzynski returned to the meeting.

2) Chatfield I – Matthew Gilchrist, principal with EG Group, came forward and presented the commission with a proposed site plan revision. The project as currently approved includes duplexes. He feels that there is not a market for those units. Also, currently, they have approval for the units to be 10 ft in distance and they plan to spread the separation to 17-18 ft. They will be replacing the roads. Al Torratone, Pres. Of the association spoke and said that they would like to minimize sidewalks where not necessary and change the curbs.

A motion to accept the site plan revision proposal was made by Comm. B. Giglio and 2nd by Comm. D. Setaro. All in favor.

A motion to approve the site plan revision for P-2013-195 with conditions was made by Comm. J. Fitzpatrick and 2nd by Comm. B. Giglio. The conditions are A) with additional backup information as requested by the Town Engineer, B) excluding curbing, wetlands C) payment of the \$500.00 site plan revision fee.

3) Pond Spring Village – No activity.

*Comm. E. Groth returned to the meeting.

4) 113/119 Main St – Marcus Puttock came forward for the applicant and stated that they would like to alter the site plan. The plan is to move the building 10 ft from the road. The retaining wall across the back will be 12 ft At the tallest point. They need a larger easement from the owner and the Parking spaces will remain the same in quantity. The discussion was tabled until next month.

IX NEW BUSINESS

No new business.

X NEW APPLICATIONS

United Rentals submitted an application for a special exception in the Industrial Park at 2 Alliance Circle. A motion to accept the application was made by Comm. R. Jurzynski and 2nd by Comm. D. Setaro. All in favor.

A motion to set a public hearing for July 3, 2013 at 6:00 P.M. was made by Comm. R. Jurzynski and 2nd by Comm. B. Giglio. All in favor.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

There were no petitions from commissioners.

XIII ADJOURNMENT

A motion to adjourn at 9:30 P.M. was made by Comm. J. Fitzpatrick and 2nd by Comm. R. Jurzynski. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, June 24, 2013