

## PLANNING AND ZONING COMMISSION

Regular Meeting Minutes  
July 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 D. Setaro.

### I CALL TO ORDER

Chairman D. Chadderton called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:37 P.M. The Pledge of Allegiance was recited.

### II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of June 20, 2013 as corrected was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

A motion to approve the minutes of the Public Hearing (Application P-2013-194) held July 3, 2013 was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

A motion to approve the minutes of the Special Meeting ( Application P-2013-194) held July 3, 2013 was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

\* A motion to add to and vary the agenda was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. R. Jurzynski. All in favor.

### III COMMENTS FROM THE PUBLIC

Robert Spear, 14 Lakeview Rise, Beacon Falls came forward and inquired about a punch list for Chatfield Farms that was given on Dec 15, 2011 to Kevin McDuffie. Town Engineer, Jim Galligan noted that there is a new Developer in place and that he is addressing the issues. Mr. Spear asked the Board to get on this because the roads, curbs are failing and an eyesore. 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. E. Groth and 2<sup>nd</sup> by Comm. J. Burns. All in favor.

### V TOWN ENGINEERS REPORT

The Town Engineer was present and suggested that the commission ask

the Building Inspector to attend next month meeting to discuss the flood plain zone in the trailer park. A motion to accept was made by Comm. D. Taylor and 2<sup>nd</sup> by Comm. J. Fitzpatrick. 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

This item covered under Old Business.

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. Comm. Chadderton noted that he has been by the property and is impressed with the progress. Mr. Crotta is seeking 3 additional weeks to complete. A motion was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. B. Giglio to allow an additional 3 weeks to complete the site work. All in favor.

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

\*Comm. E. Groth excused himself from this portion of the meeting.

2) Chatfield I – Matthew Gilchrist, principal with EG Group, came forward and told the commission that since last month the wetlands has approved the curbs and sidewalks.

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

A motion to approve the site plan revision for Chatfield Farms Active Adult Community was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

Mr. Gilchrist also noted that the punch list mentioned earlier was created before he was involved with the project. He is working closely with the association to make this a safe and beautiful community.

Jim Galligan asked that the items on the list be identified by who is going to address it, which will be done by the association and which will be done by Mr. Gilchrist.

3) Pond Spring – No activity

Comm. E. Groth returned to meeting.

5) Trepka, 113-119 Main St. – Mike Horbal came forward for the applicant and presented a site plan revision, the retaining wall moves the building a little closer to the road which changes the parking. The amount of spaces will be the same, just moved. He stated that they have inland wetlands approval and that the 2 parcels will have shared parking. A motion to accept the application was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. R. Jurzynski. All in favor. A motion approve the revised site plan application with 4 conditions was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. R. Jurzynski. All in favor. The conditions are: 1) replace 96 ft 15” CMP pipe

south side of lot 119 2) Parking easement with access and egress for 113/119 created 3)retaining wall detail will be with Town Engineer final approval 4)finalize drainage easement with town attorney approval.  
6) A motion to set a public hearing for the amendment of the zoning regulations for Aug 15, 2013 at 7:00 was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.  
4)Plan of Conservation and Development – a motion to move forward and accept the plan as submitted with an effective date of 9/1/13, was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. R. Jurzynski. All in favor.

IX NEW BUSINESS

No new business.

X NEW APPLICATIONS

1) Edwards – An application was received from C. Edwards for property Located between Haley Ridge road and Fairfield Place, East of Burton Road and Fairfield Place. A motion to accept the application was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. R. Jurzynski. All in favor.  
A motion to set a public hearing for a zone change for Aug 20, 2013 at 6:45 was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. D. Taylor. All in favor. A motion to set a public hearing for application P-2013-197, Tiverton Subdivision, for Aug 20, 2013 at 7:00 was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

There were no petitions from commissioners.

XIII ADJOURNMENT

A motion to adjourn at 10:45 P.M. was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk July 22, 2013

