

## PLANNING AND ZONING COMMISSION

### Special Meeting Minutes September 17, 2013 Draft Minutes Subject to Modifications

Present: Chairman D. Chadderton, Commissioners E. Groth, R. Jurzynski, J. Burns and J. Fitzpatrick.

Absent: Comm. J. Trzaski, B. Gigilio, D. Taylor and D. Setaro.

#### I CALL TO ORDER

Chairman D. Chadderton called the special meeting of the Beacon Falls Planning and Zoning Commission to order at 6:55 P.M. The Pledge of Allegiance was recited.

#### II APPLICATION P-2013-197

John Paul Garcia, representing the applicant came forward and gave an overview of the project, noting that the plans now reflect the comments given to him by the Town Engineer, Jim Galligan. He also stated that the Fire Dept. requested that a Fire Hydrant be placed at Haley Ridge an 1,2,3,4,5,6 and 13. The remaining lots will be serviced by wells. They will have to get state exceptions because they are within 200 ft.

Mr. Garcia stated that they have tried numerous times to speak with the Police Dept. and have been unsuccessful as of yet. The Police Dept has not responded. Town Engineer, Jim Galligan, confirmed that the applicant still needs to provide comments from the Fire and Police Dept. All others concerns have been addressed.

#### III COMMENTS FROM THE PUBLIC

Jim Shepard, Fairfield Place inquired as to whether or not the holding ponds will be treated with chemicals or not. Mr. Shepard also wanted to know if the commission thought that it was a good idea to over burden the road with the additional traffic.

Jim Martin, Haley Ridge commented about the water issues and the pump houses and stated that city water should be carried on through the development and he would like to see adequate drainage issue addressed. He also stated that a previous applicant on the same parcel had been denied because it failed 4.2B and 4.2D and Fairfield Place was considered a permanent cul de sac. Mr. Martin inquired as to Whether Haley Ridge was ever formally accepted as a Town Road.

Town Attorney Byrne stated that whether is was formally accepted or not, the fact That the town has treated it as such all these years, deems it to be an accepted public road.

Kevin McDuffie, Haley Ridge Road, noted that this commission is charged with The safety and well being of the residents of the town and that the cost of city Water throughout the proposed development is not their concern, and therefore Should require a pump station be installed.

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

Jim Galligan stated that responses from the Fire Dept. and Police Dept. still need To be obtained and that a decision should not be made beforehand.

A motion to continue the public hearing to October 17, 2013 at 6:45 was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. E. Groth. All in favor.

### XIII ADJOURNMENT

A motion to adjourn at 7:55 P.M. was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. J. Burns. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk September 20, 2013