

PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
September 19, 2013
Draft Minutes Subject to Modifications

Present: Chairman D. Chadderton, Commissioners D. Taylor, B. Gigilio, R. Jurzynski, J. Burns and J. Fitzpatrick.
Absent: Commissioners J. Trzaski, E. Groth 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 7:38 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Aug15, 2013, P.H. Zoning Reg. Updates Aug 15, 2013 and P.H P- 2013-197 Aug 20, 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 Public Hearing Zone Change, Tiverton, as corrected was made by Comm. J. Fitzpatrick and 2nd by Comm. Taylor. All in favor.

III COMMENTS FROM THE PUBLIC

Patricia Hinman, 387 Burton Road came forward and stated her concern that a public easement for a right of way was being intentionally blocked. The public access is located off of Rimmon Hill Road and is a 20 ft right of way into the “Peoples Park” known as Mathies Park. It seems that Region 16 put up a fence to keep horses from using the access way. Mrs. Hinman supplied the commission with a copy of the deed and the site map which clearly show the right of way easement. The town attorney agreed that the right of way access was indeed in place and suggested that the best course of action would be for her to contact the First Selectman’s office for them to handle. A motion to add this item to the agenda next month was made by Comm. R. Jurzynski and 2nd by J. Fitzpatrick. All in favor.

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 6 certificates of zoning compliance issued. RSJ Development submitted a written update for 45 Pinesbridge Road as the Commission requested. A motion to accept the ZEO report as submitted was made by Comm. J. Fitzpatrick and 2nd by Comm. B. Giglio. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was present and submitted a report which showed the work that his office has done on the inspection fees for Chatfield Farms Development as the commission requested. Also, his office has done some Work on Section 52 of the regulations, also as requested by the commission. A motion to accept report as submitted was made by Comm. J. Fitzpatrick and 2nd by Comm. D. Taylor. 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

No activity.

VIII OLD BUSINESS

1) Chatfield Farms, M. Gilchrist, EG Homes, came forward noted that He is looking forward to the fall season. Everything is going as well as can be expected. He has addressed the punch list given to him and suggested that Mr. Galligan review it and inform him of any comments next month. There was a discussion as to the ongoing engineering fees with the project and the commission told him that there is a current balance. The previous money has been used up. Mr. Gilchrist asked the commission to address and future history issues to both parties.

2) Tiverton Zone Change – Chairman D. Chadderton asked the board what their thought were and Comm. B. Giglio stated that he felt that he did not receive a straight answer from the applicant regarding the need for a zone change. A poll of the commissioners present showed that 2 were undecided, 2 were against , 1 in favor and 1 would not commit to an answer.

A motion to recess was made by Comm. J. Fitzpatrick and 2nd by Comm. J. Burns at 9:02 P.M. All in favor.

A motion to resume the meeting was made by Comm. Fitzpatrick and 2nd by Comm. Burns at 9:05. All in favor.

A motion to set a special meeting for Thursday September 26, 2013 at 6:00 P.M. was made by Comm. J. Fitzpatrick and 2nd by Comm. R. Jurzynski. All in favor.

3) Pond Spring – No activity

4) Zoning Regs – Discussion

IX NEW BUSINESS

No new business

X NEW APPLICATIONS

No new business

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. R. Jurzynski and 2nd by Comm. B. Gigilio. All in favor.

XII PETITIONS FROM COMMISSIONERS

No petitions from commissioners.

XIII ADJOURNMENT

A motion to adjourn at 9:53 P.M. was made by Comm. J. Fitzpatrick and 2nd by Comm. B. Giglio. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk September 22, 2013