

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

Present: Vice Chairman J. Fitzpatrick, Commissioners D. Taylor, B. Giglio, J. Trzaski, D. Setaro and B. Villano.

Absent: R. Jurzynski, J. Burns and E. Groth.

I CALL TO ORDER

Vice Chairman J. Fitzpatrick called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:57 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Nov 21, 2013, with a correction to section VIII, item #3, to reflect that B. Giglio abstained in the vote, was made by Comm. J. Trzaski and 2nd by Comm. B. Giglio. 5 in favor. 1 abstention by Comm. R. Villano.

A motion to approve the minutes of Tiverton Subdivision, P-2013-197, was made by Comm. D. Setaro and 2nd by Comm. D. Taylor. 4 in favor. Comm. J. Trzaski and R. Villano abstaining.

III COMMENTS FROM THE PUBLIC

Vice Chairman J. Fitzpatrick asked 3 times if there were any comments from the public and no one came forward.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not present and did not submit a written report.

A motion to vary the agenda was made by Comm. J. Trzaski and 2nd by Comm. D. Taylor. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was present and gave a verbal report with regard to The traffic initiative. He explained that it needs to start here, with the Planning and Zoning Commission. The town should show need and a plan so they can try and get COG and DOT going on a plan. First Selectman, Chris Bielik was present and commented that this would Be an advantage for the town . A motion to submit the plan was made by Comm. J. Trzaski and 2nd by Comm. B. Giglio. 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 – Mr. Gilchrist came forward and stated that things are moving along nicely. The first model is well along. He inquired about a punch list and said he was not sure why Nafis and Young had sent it to them, he thought that he understood what he needed to get done. Town Engineer, Jim Galligan explained that the letter was sent to the owners of the property and after several attempts, they (the owners) have not responded to the commission or to Nafis and Young. Mr. Galligan suggests that the bond be called. Mr. Gilchrist asked for just a little more time and said that before the next meeting, the commission will have a written response from the property owners, A.M. Alexandria. If the commission does not receive a response by next month's meeting then they will move forward with what they need to do.

Robert Spear spoke as a homeowner at Chatfield Farms and said that it is an embarrassment to live there, curbing is not fixed in entrance and there are frost heaves.

2) Pond Spring Village – Zone Text – Application P-2013-198 – A motion to approve with an effective date of Jan. 16, 2014 was made by Comm. J. Trzaski and 2nd by Comm. B. Giglio. All in favor.

- 3) Civil One – P-2013-197 – Vice Chairman read a letter received from HI Stone requesting a 1 year extension for a earth removal permit. A motion to set a public hearing for Jan 16, 2014 at 7:15 P.M. was made by Comm. J. Trzaski and 2nd by Comm. D. Setaro. All in favor.
- 4) Zoning Regs. – discussion and or vote – no activity

IX NEW BUSINESS

No new business.

X NEW APPLICATIONS

No new business

XI CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve payment of bills as submitted was made by Vice Chairman J. Fitzpatrick and 2nd by Comm. B. Gigilio. All in favor.

XII PETITIONS FROM COMMISSIONERS

A motion to send a request to the BOS to approve additional hours for the clerk to resume purging of the filing cabinets was made by Comm. J. Trzaski and 2nd by Comm. D. Taylor. All in favor.

XIII ELECTION OF OFFICERS

Tabled until the January 2014 monthly meeting.

XIV ADJOURNMENT

A motion to adjourn at 9:16 P.M. was made by Comm J. Trzaski and 2nd by Comm. D. Setaro. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk December 23, 2013