

PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
January 16, 2014
Draft Minutes Subject to Modifications

Present: Vice Chairman J. Fitzpatrick, Commissioners D. Taylor, B. Gigilo, E. Groth, J. Burns and B. Villano.

Absent: R. Jurzynski, D. Setaro and J. Trzaski.

I CALL TO ORDER

Vice Chairman J. Fitzpatrick called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:34 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Dec 19, 2013, as submitted was made by Comm. J. Burns and 2nd by Comm. B. Giglio. All in favor.

A motion to approve the minutes of Pond Spring Village, P-2013-199- Site Plan Revision, was made by Comm. B. Giglio and 2nd by Comm. Villano. 5 in favor. 1 abstention.

A motion to approve the minutes of Pond Spring Village, P-2013-198, Text Amendment, was made by Comm. B. Giglio and 2nd by Comm. D. Taylor. 5 in favor. 1 abstention.

A motion to approve the minutes of B. F. Vet Hospital, P-2013-200, was made by Comm. J. Burns and 2nd by Comm. B. Giglio. 5 in favor. 1 abstention.

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 submitted a written report which showed 2 certificates of zoning compliance issued. Comm. B. Giglio asked why certificates were being issued for solar panels and the ZEO told him that anything attached to a Building needed to be in compliance. A motion to approve report as submitted was made by Comm. Comm. B. Giglio and 2nd by Comm. E. Groth. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was present and submitted a written report regarding the corrected errors made to the Planning and Zoning Regulations.

A motion to accept report was made by Comm. D. Taylor and 2nd by Comm. E. Groth. 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

Vice Chairman J. Fitzpatrick informed the board that he has presented the Transportation Initiative to the Board of Selectman and to the Conservation Commission. He also stated that he intends to present the same information to the rest of the boards within the next two months.

VIII OLD BUSINESS

1) Chatfield Farms – A.M. Alexandria reaffirmed their commitment to the project. They would like a working group to go over the list/ situation to get an agreement in writing with a timeline. Jim Galligan said that this sounds great. Jim Galligan and Matt Gilchrist will have work sessions in the next 3 weeks.

2) Pond Spring Village – Site Plan – Application P-2013-199 – Jim Galligan said that all items have been addressed and letters of approval that the commission were waiting on have been received. Vice Chairman J. Fitzpatrick asked the commissioners and the paid staff if there were any other questions and no one had any. A motion to approve the Application P-2013-199 was made by Comm. B. Giglio and 2nd by Comm. J. Burns. All in favor.

- 3) Civil One – P-2013-197 – No activity
- 4) Zoning Regs. – discussion and or vote – No activity
- 5) Tiverton Subdivision – No activity

IX NEW BUSINESS

There is some concern from the Conservation Commission regarding subdivisions, should a policy regarding procedures be written up. There was talk of holding a training session in March with Atty. Byrne outlining procedures.

X NEW APPLICATIONS

No new business

XI CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve payment of bills as submitted was made by Commissioner and 2nd by Commissioner D. Taylor. All in favor.

XII PETITIONS FROM COMMISSIONERS

There was a discussion on cleaning up the subdivision regulations. Comm. E. Groth wants to have 2 of the engineers that live at Chatfield participate in The workshop with A.M. Alexandria (Chatfield Farms).

XIII ELECTION OF OFFICERS

Tabled until the February 2014 monthly meeting.

XIV ADJOURNMENT

A motion to adjourn at 8:50 P.M. was made by Comm B.Giglio and 2nd by Comm. D. Taylor. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk February 19, 2014