

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes February 20, 2014 Draft Minutes Subject to Modifications

Present: Vice Chairman J. Fitzpatrick, Commissioners, B.Gigilo, E. Groth, J. Burns, R. Jurzynski, D. Setaro and J. Trzaski.

Absent: Comm. B. Villano and D. Taylor.

I CALL TO ORDER

Vice Chairman J. Fitzpatrick called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 8:03 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to correct the minutes of the Dec 2013 regular meeting to reflect the correct app. number for civil one to be P-2009-181 and to correct the submitted date to January 19, 2014.

A motion to approve the minutes of the regular meeting of Jan 16, 2014, as submitted was made by Comm. D. Setaro 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. D. Setaro and 2nd by Comm. B. Giglio. All in favor.

A motion to approve the minutes of H I Stone, Earth Removal Permit Ext. P-2009-181, was made by Comm. D. Setaro and 2nd by Comm. E. Groth. All in favor.

III COMMENTS FROM THE PUBLIC

Attorney Domenic Thomas, Derby, Ct. came forward for Blackberry Development LLC, regarding the subdivision that received approval in 2004. The applicant is ready to move forward and requests that they be put on the agenda for March 2014.

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 3 certificates of zoning compliance issued.

A motion to approve report as submitted was made by Comm. R. Jurzynski and 2nd by Comm. B. Giglio. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was present and submitted a verbal report regarding the inspections that were suppose to be done with Matt Gilchrist at Chatfield Farms. He noted that the weather has prevented the inspections from taking place. They plan on doing them next month.

A motion to accept report was made by Comm. D. Setaro and 2nd by Comm. J. Burns. 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 all but 1 commission.

VIII OLD BUSINESS

1)Chatfield Farms – No activity – a question was raised as to whether all of the fees have been collected and Vice Chairman J. Fitzpatrick said that that is still being worked on.

- 2) Civil One – P-2013-197 – No activity
- 3) Zoning Regs. – discussion and or vote – No activity. Comm. R. Jurzynski asked for a copy of the PARD 2 changes. He needs it for C.O.G. Jim Galligan will get it for him.
- 4) Tiverton Subdivision – C. Edwards came forward and requested a 90 day extension on his subdivision. Also, he intends to extend Fairfield Place, build retention Ponds for erosion control.
Vice Chairman J. Fitzpatrick brought up a discussion regarding the lot sizes on the approved subdivision know and Tiverton. He felt that maybe the town could benefit if the lots were ½ or 1/3 acres instead of 1 acre lots. He feels that town services would be better utilized in an area developed closer together.
A motion to grant the 90 extension for application P-2013-197 was made by Comm. D. Setaro and 2nd by Comm. J. Burns. All in favor.
- 5) Moratorium – tabled until next months meeting
- 6) H I Stone – tabled until next months meeting

IX NEW BUSINESS

No new Business

X NEW APPLICATIONS

No new application

XI CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve payment of bills as submitted was made by Commissioner B Giglio and 2nd by Commissioner E. Groth. All in favor.

XII PETITIONS FROM COMMISSIONERS

There was a discussion regarding Tiverton Subdivision, as to whether the lot sizes should be more dense. A motion to vary the agenda to go to Election of Officers was made. Bill Giglio will become a commissioner on Inlands Wetlands.

XIII ELECTION OF OFFICERS

Jim Trzaski moderated the elections.

Joe Fitzpatrick was nominated for Chairman by R. Jurzynski and 2nd by J. Burns.

Jack Burns was nominated for Vice Chairman by J. Fitzpatrick and 2nd by B. Giglio.

Donna Taylor was nominated for Secretary by J. Fitzpatrick and 2nd by R. Jurzynski.

No other nominations were made. Moderator Jim Trazski place 1 vote for each of the above. Congratulations to Joe Fitzpatrick, Chairman and Jack Burns, Vice Chairman and Donna Taylor, Secretary.

XIV ADJOURNMENT

A motion to adjourn at 9:09 P.M. was made by Comm D. Setaro and 2nd by Comm. E. Groth. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk Feb 23, 2014