

# PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

March 20, 2014

Draft Minutes Subject to Modifications

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

Absent: Comm. D. Setaro and J. Trzaski.

## I CALL TO ORDER

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.

\* A motion to vary the agenda and add Oakwood Estates, Phase II, to the the agenda was made by Comm. B. Giglio and 2<sup>nd</sup> by Comm. R. Jurzynski. All in favor.

## II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Feb 20, 2014, as submitted was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. 5 in favor. 2 abstentions.

A motion to approve the minutes of H I Stone, Earth Removal Permit Ext. P-2009-181, as submitted with a correction to the continuance date, was made by Comm. E. Groth and 2<sup>nd</sup> by Comm. R. Jurzynski. 5 in favor. 2 abstentions.

A motion to approve the minutes of February 20, 2014, public hearing for moratorium on methadone clinics and marijuana dispensaries, was made by Comm. J. Burns and 2<sup>nd</sup> by Comm. B. Giglio. 5 in favor. 2 abstentions.

## III COMMENTS FROM THE PUBLIC

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 5 certificates of zoning compliance issued.

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

V TOWN ENGINEERS REPORT

The Town Engineer was not present and did not submit a written report.

VI TOWN PLANNING CONSULTANT

The Town Planning Consultant was not present and did not submit a written report.

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

Chairman J. Fitzpatrick informed the board that he is still in the process of presenting the transportation initiative to all of the various boards.

VIII OLD BUSINESS

1) Chatfield Farms – Matt Gilchrist came forward and noted that they will be closing on their first house April 15, 2014. He would like to schedule a working group, he is available the first 2 weeks in April.

Matt also inquired about the inspections fees. He wanted to know what the commission has come up with. Chairman J. Fitzpatrick stated that he will work with Atty. Byrne to achieve a resolution. Matt also wants to come up with a process for future fee payments.

7) Oakwood Estates- Phase II – Attorney D. Thomas came forward and is seeking approval of the mylar. Attorney D. Thomas submitted a full set of plans for Phase II which show the additional fire tank and the change to the driveway of lot 15.

A motion to recess at 8:39 P.M. in order to try to contact Jim Galligan was made by Comm. B. Giglio and 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

A motion to resume the meeting at 8:42 P.M. was made by Comm. E. Groth and 2<sup>nd</sup> by Comm. R. Jurzynski. All in favor.

Chairman J. Fitzpatrick stated that he was not able to contact Mr. Galligan. The commission decided to have the Chairman sign the mylar contingent on the Town Engineer's final approval. Record subdivision map with a revision date of Nov 25, 2011.

5) Moratorium – A motion to implement a 12 month moratorium on medical marijuana dispensaries and methadone clinics in town with an effective date of April 16, 2014 was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Villano. All in favor.

- 3) Zoning Regs. – discussion and or vote – Chairman J. Fitzpatrick said that Jim Galligan is working on the changes.  
6) H I Stone – tabled until next months meeting

IX NEW BUSINESS

No new Business

X NEW APPLICATIONS

No new applications

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII PETITIONS FROM COMMISSIONERS

Comm. E. Groth commented about the fact that because E G Homes has their own engineer on the project, why did we need to have our Town Engineer looking over the project.  
Comm. B. Giglio noted that he sat in on his first Inlands Wetlands meeting.

XIII ADJOURNMENT

A motion to adjourn was made by Comm R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk Mar 24, 2014