

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

May 15, 2014

Draft Minutes Subject to Modifications

Present: Chairman J. Fitzpatrick, Commissioners, R. Jurzynski , B.Villano, E. Groth, J. Burns, D. Taylor. and D. Setaro (7:32)

Absent: Comm. B. Gigilo 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 7:31 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of April 17, 2014, as corrected to include the exact conditions of approval for Application P-2009-181, HI Stone, Extension of Earth Removal Permit – (listed below) was made by Comm. J. Burns and 2nd by Comm. D. Setaro. 5 in favor. 1 abstention.

Conditions of approval are:

- 1) Bond to remain in place.
- 2) Fence to be delineated by the town Engineer.
- 3) Evidence of Flock logs on site and filed with the town.
- 4) Hours of operations in accordance with town ordinances.
- 5) Blasting will follow blasting guidelines in the Planning and Zoning Regulations of the Town of Beacon Falls, section 61.10.
- 6) Notification to property abutters that a blast will be taking place, to be determined by town engineer.

III COMMENTS FROM THE PUBLIC

Chairman J. Fitzpatrick asked if there were any comments from the public and Daniel Perez came forward. He noted that he has rented 93 South Main Street and was here to state his business to the board. It will be a computer service business. Chairman J. Fitzpatrick welcomed him to Beacon Falls. 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 present and submitted a written report which showed 6 certificates of zoning compliance issued. The commission did not have any questions for the ZEO.

A motion to approve report as submitted was made by Comm. R. Jurzynski and 2nd by Comm. B. Villano. 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 thanked Jack Burns for presenting the transportation initiative to the Democratic Town Committee. The next step is C.O.G. and then the surrounding towns.

VIII OLD BUSINESS

1) Chatfield Farms – Matt Gilchrist came forward and told the commission that they closed on the first house on April 14. He said that 2 more will be closed in June and hopes that Aug should pick up. There was discussion as to the fees being paid going forward and as to the current fee balance in question from the time of purchase of Chatfield Farms. A. M. Alexander has offered to pay 10 thousand of the 27 thousand in question. Mr. Gilchrist has asked the commission to consider all that A M Alexander is doing in this project.

A motion to go into Executive Session was made by Comm. D. Setaro and 2nd by Comm. D. Taylor. All in favor.

A motion to resume the meeting was made by Comm. D. Setaro and 2nd by Comm. R. Jurzynski. All in favor.

The commission asked Matt Gilchrist to take an offer of 24 thousand to AM Alexander and he said that he would. Going forward it was agreed that fees will be billed monthly with a 30 non pay cease and desist.

2) Civil One – No activity

3) Zoning Regs. – discussion and or vote – No activity

4) Tiverton SubDivision – No activity

IX NEW BUSINESS

1) Doug Crossley, Bethany and Munson Roads – No one present. This is a possible lot line revision. Jim Galligan is looking into it.

2) Mark Kudasik, 29 Donna St. – mobile home. A letter was received rescinding his request to be on the agenda.

X NEW APPLICATIONS

No new applications

XI CORRESPONDENCE AND PAYMENT OF BILL

There will be a meeting May 28, 2014 at Town Hall regarding open space at 7 P.M.

Chairman J. Fitzpatrick will contact Steve Posick regarding his letter to the commission.

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

XII PETITIONS FROM COMMISSIONERS

Comm. D. Setaro asked if parking was an issue for the commission. This is in regards to S. Main St. computer service business. He said that a service business would not need much parking and that the property is approved for a business.

Comm. E. Groth asked about the burned out house on Skokorat Road, and if the town could be liable if someone got hurt.

XIII ADJOURNMENT

A motion to adjourn was made at 8:51 P.M. by Comm. R. Jurzynski and 2nd by Comm. D. Setaro. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk May 17, 2014