

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes
Aug 21, 2014
Draft Minutes Subject to Modifications

Present: Chairman J. Fitzpatrick, Commissioners, R. Jurzynski , E. Groth,
J. Burns, D. Taylor. D. Setaro, and B. Giglio.
Absent: Commissioners J. Trzaski. and B.Villano.

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 July 17, 2014, as submitted was made by Comm. B. Giglio and 2nd by Comm. R. Jurzynski. All in favor.

III COMMENTS FROM THE PUBLIC

Chairman J. Fitzpatrick asked if there any comments from the public and Robert Spears, 14 Lakeview Rise spoke regarding the curb issues at Chatfield Farms, Fieldstone Drive,. He submitted photos showing that the pavers are not to the curb and are insufficient. He was thanked for his comments and told that this subject would be addressed later in the meeting under Old Business.

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 for August 2014, which showed 9 certificates of zoning compliance issued.

A motion to approve report as submitted was made by Comm. D. Setaro and 2nd by Comm. J. Burns. All in favor.

V TOWN ENGINEERS REPORT

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

VI COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

Chairman J. Fitzpatrick informed the board that there will be a meeting next month.

VII OLD BUSINESS

1) Chatfield Farms – Matt Gilchrist came forward and stated that the project is proceeding as planned, they currently have 13 deals under contract and the 3rd house is closing on Thursday.

Matt Gilchrist also stated that the homeowners association is okay with the pavers / curbs. The only one who has a problem with this issue is Mr. Spears.

2) Civil One – No activity

3) Zoning Regs. – Chairman J. Fitzpatrick said that Atty. S. Byrnes will present proposed text changes in October at the regular monthly meeting.

4) Tiverton Sub-Division – No Activity

5) Oakwood Estates – No Activity.

6) Pond Spring – No Activity

VIII NEW BUSINESS

1) Beacon Valley Crossfit – Paul Charette came forward and told the commission that he and his partner, Gabriel Goja would like to open a cross fit box at 141 South Main Street, 2nd floor. He said that the space is 1200 sf and is on the 2nd floor. They expect to be open sometime in Oct / Nov 2014. He was sent to ZBA by the ZEO, Brian Herb, and is waiting for approval. Chairman J. Fitzpatrick welcomed him to Beacon Falls.

IX NEW APPLICATIONS

No new applications were submitted.

X CORRESPONDENCE AND PAYMENT OF BILL

A motion to approve correspondence and payment of B. Taylor. 6 in favor. 1 abstention.

XI PETITIONS FROM COMMISSIONERS

Comm. R. Jurzynski inquired about the curb/ paver issue at Chatfield Farms, he believes that it was approved for sidewalks to meet the curbs.

* Comm. D. Setaro excused himself from the meeting at 8:26 P.M.

XII ADJOURNMENT

A motion to adjourn was made at 8:30 P.M. by Comm. D. Taylor and 2nd by Comm. B. Giglio. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk Aug 23, 2014