

PLANNING AND ZONING COMMISSION

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

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

I CALL TO ORDER

Chairman J. Fitzpatrick called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:33 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Oct 16, 2014, as amended to read that section VI referred to getting a meeting date for the proposed transportation initiative, was made by Comm. R. Jurzynski and 2nd by Comm. B. Giglio. 7 favor. 2 abstentions. (Setaro and McDuffie).

A motion to approve the minutes of the public hearing, proposed text changes, held Oct 16, 2014, was made by Comm. R. Jurzynski and 2nd by Comm. D. Setaro. 7 in favor. 2 abstentions. (Setaro and McDuffie).

III COMMENTS FROM THE PUBLIC

Chairman J. Fitzpatrick asked if there any comments from the public and Herman Schuler, representing Haynes Development, came forward and asked if he could be added to the agenda. Chairman J. Fitzpatrick asked 3 times if there were any comments from the public and no one came forward.

** A motion to add Haynes Development and Hillside Estates to the agenda under New Business was made by Comm. K. McDuffie and 2nd by Comm. B. Villano. All in favor.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was present and submitted a written report which showed that 12 Certificates of Zoning Compliance were issued. A motion to accept the report as submitted was made by Comm. D. Setaro and 2nd by Comm. K. McDuffie. All in favor.

V TOWN ENGINEER REPORT

The town engineer was present and requested that his report be given item by item as they come up on the agenda. A motion to approve this request was made by Comm. K. McDuffie and 2nd by Comm. R. Jurzynski. All in favor.

VI COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

Chairman J. Fitzpatrick stated that they are still working on getting a meeting date for the proposed transportation initiative. Should be some time next year.

VII OLD BUSINESS

1)Chatfield Farms – Matt Gilchrist came forward and said that they will close up to 9 units by the end of the year. He noted that maps are filed as each unite is closed.

Darren Overton, Milone and McBroom came forward and gave an overview of the proposed changes to the site. He noted that the biggest change is that the material is staying on site to build up the site so as not to truck it off the site.

E.G. Homes has no desire to construct duplexes. The wall is being eliminated.

He noted that the applicant currently has an application submitted to Inland Wetlands Commission and is pending.

After a brief discussion in which the commission decided that there are significant changes to the site, a motion to hold a public hearing was made by Comm. R. Jurzynski and 2nd by Comm. K. McDuffie. 8 in favor. 1 abstention by Comm. E. Groth. The public hearing was scheduled for December 18, 2014 at 7:00 P.M.

2)Civil One – No activity, no one present.

3)Oakwood Estates – No Activity.

4) Pond Spring – No Activity.

VIII NEW BUSINESS

1)Haynes Development – Herman Schuler, representing Haynes Development came forward to inquire as to the possible use of their land, located on Breault Road, as a place to store natural materials. No processing of materials would take place, just storage.

A motion to hold a public hearing Jan 15, 2015 at 7:00 was made by Comm. K. McDuffie and 2nd by Comm. D. Taylor. All in favor.

2)Hillside Estates – An application for a 4 lot subdivision was submitted for property located at 186 West Road. A motion to set a public hearing for January 15, 2015 at 7:15 P.M. was made by Comm. K. McDuffie and 2nd by Comm. R. Jurzynski. All in favor.

IX NEW APPLICATIONS

No new applications were submitted.

X CORRESPONDENCE AND PAYMENT OF BILL

A motion to approve correspondence and payment of bills was made by Comm. B. Giglio and 2nd by Comm. D. Setaro. All in favor.

XI PETITIONS FROM COMMISSIONERS

Comm. K. McDuffie requested that the Chairman address the issue of the clerks pay with the BOS.

Comm. D. Setaro requested that during open discussions that no side conversations take place. He feels that it is disruptive and non productive.

XII ELECTION OF OFFICERS

Comm. R. Jurzynski nominated Atty. Steve Byrnes to act as moderator, seconded by Comm. B. Giglio. All in favor.

Comm. R. Jurzynski nominated Kevin McDuffie for the position of Chairman, 2nd by Comm. Giglio.

Comm. D. Setaro nominated Joe Fitzpatrick for the position of Chairman, 2nd by Comm. Villano.

Steve Byrnes asked 3 times if there were any other nominations and then closed the nominations. A vote by show of hands gave Kevin McDuffie 5 votes and Joe Fitzpatrick 4 votes.

Comm. K. McDuffie nominated Jack Burns for the position of Vice Chairman, 2nd by Comm. R. Jurzynski.

Comm. D. Setaro nominated Joe Fitzpatrick for the position of Vice Chairman, 2nd by Comm. Villano.

Steve Byrnes asked 3 times if there were any other nominations and then closed the nominations. A vote by show of hands gave Jack Burns 5 votes and Joe Fitzpatrick 4 votes.

Comm. R. Jurzynski nominated Donna Taylor for the position of Secretary, 2nd by Comm. B. Giglio.

Steve Byrnes asked 3 times if there were any other nominations and then closed the nominations.

XIII ADJOURNMENT

A motion to adjourn was made at 9:21 P.M. by Comm. B. Giglio and 2nd by Comm. R. Villano. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk Nov 22, 2014