

## PLANNING AND ZONING COMMISSION

Special Meeting Minutes  
Feb 19, 2015  
Chatfield Farms – Site Plan Modification  
P-2014-201  
Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Commissioners J. Burns, B. Gigilio, D. Taylor, J. Fitzpatrick and R. Jurzynski. Commissioner D. Setaro joined the meeting at 7:13 P.M.

Absent: Comm. E. Groth and B. Villano.

### I CALL TO ORDER

Chairman K. McDuffie called the special meeting of the Beacon Falls Planning and Zoning Commission to order at 7:10 P.M. The legal notice was read and the Pledge of Allegiance was recited.

### II Chatfield Farms – Application P-2014-2011 – Modification to Site Plan – Sections 3, 4 and 5.

Darrin Overton came forward for the applicant and gave an overview of the proposed modifications.

He stated that the original approval was from 2005.

They propose to eliminate the duplexes, build 113 units instead of 115 and would like to keep the 20 ft buffer between the units. There will be grading changes in order to use the stock pile of materials, instead of trucking it off the site. There is a mixture of crushed stone and other natural materials that will be used to lift the surface. They have met with Jim Galligan and a construction sequence is in place. The applicant has met with the Homeowners association and together they have agreed to not install sidewalks in some areas. The access road will become the responsibility of the homeowners association.

### III PUBLIC COMMENTS

Chairman K. McDuffie asked if there were any public comments and Al Tornatore, 12 Laurel Ridge, came forward and stated that he was the President of the homeowners association and he stated that the people do not want the expense of the upkeep of the sidewalks.

Elliott Fuller, 35 Chatfield Drive inquired as to when the association would be required to take on the maintenance of the access road. It was noted that EG Homes will work out an agreement with the homeowners association.

Darrin Overton submitted revised maps showing changes as per the recommendation of the Town Engineer.

Chairman K. McDuffie asked 3 times if there were any comments from the public and no one came forward.

Chairman K. McDuffie noted that he would like to speak with Jim Galligan and that also as of yet, the applicant does not have Wetlands Approval.

#### IV ADJOURNMENT

A motion to close the Special Meeting at 7:42 P.M. was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk, February 21, 2015