

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes February 19, 2015 Draft Minutes Subject to Modifications

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

I CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:45 P.M. The Pledge of Allegiance was recited.

** A motion to add Hillside Estates to the agenda under Old Business was made by Comm. R. Jurzynski and 2nd by Comm. D. Taylor. All in favor.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Jan 15, 2015, Haynes, P-2014-202, Hillside Estates, P-2014-203 and Chatfield, P-2014-201 as submitted was made by Comm. R. Jurzynski and 2nd by Comm. J. Fitzpatrick. All in favor.

III COMMENTS FROM THE PUBLIC

Chairman K. McDuffie asked if there any comments from the public and Charles Edwards came forward and stated that he had not noticed the adjoining property owners and requests that the commission reschedule his public hearing.

A motion to set a public hearing date for March 19, 2015 at 7:00 P.M. was made by Comm. J. Fitzpatrick and 2nd by Comm. R. Jurzynski. All in favor. Chairman K. McDuffie asked three times if there were any other comments from the public and no one came forward.

IV PETITIONS FROM COMMISSIONERS

Comm. J. Fitzpatrick noted that the Land Use Committee was just a group for discussions and tossing ideas, they have no voting rights.

V ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not present and did not submit a written report.

VI TOWN ENGINEER REPORT

The town engineer was not present and did not submit a written report..

VII COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

No new information regarding the date of the next meeting

VIII OLD BUSINESS

1) Chatfield Farms – Chairman K. McDuffie noted that he was glad to hear from the association regarding the sidewalk issue. He also noted that the association will be required to maintain the access that is on the property as per condition of approval.

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

3) Oakwood Estates – Attorney S. Byrne forwarded bond information to the applicants Attorney. He has not heard back from him.

4) Pond Spring – Bond information was sent out to the applicant, Atty. Byrne has not heard back from anyone.

5) Hillside – Comm. R. Jurzynski stated that sub division regulations have not been met with this project. There are drainage issues with the common driveway, need 20 ft easements to access each lot. 1 lot has street frontage and it is being called an interior lot. He feels that revisions need to be made to better fit the regulations.

Chairman K. McDuffie stated that he had spoken with the ZEO and they share the same concerns.

IX NEW BUSINESS

(Comm. R. Jurzynski excused himself from the meeting)

1) Posick -After a brief discussion, in which the chairman noted that he had spoken with the ZEO regarding the existing use of the building at 177 Laskey Road, a motion to approve Zoning Compliance was made by Comm. B. Giglio and 2nd by Comm. E. Groth. All in favor. Chairman K. McDuffie will notify the ZEO of their decision.

2) Robert Rich, 808 S. Main Street – The original permits for this project, A Space Center, have lapsed and Mr. Rich has asked for the commission to waive the fees associated with the approval process. He was informed that that decision is out of the commissions hands and lies with the Board of Selectman. A motion to accept the application, with a condition that the final approval of the fee amount will be determined by the Board of Selectman, was made by Comm. R. Jurzynski and 2nd by Comm. J. Burns. All in favor.

X NEW APPLICATIONS

No new applications

XI CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve correspondence and payment of bills was made by Comm. R. Giglio and 2nd by Comm J. Fitzpatrick. All in favor.

XII ADJOURNMENT

A motion to adjourn was made at 9:12 P.M. by Chairman K. McDuffie and 2nd by Comm. J. Fitzpatrick. All in favor.

Respectfully submitted,

Mary Ellen Fernandes
Clerk February 22, 2015