

# PLANNING AND ZONING COMMISSION

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

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

## I CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:55 P.M. The Pledge of Allegiance was recited.

## II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Feb 19, 2015, as submitted was made by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. J. Burns. 8 in favor. 1 abstention (Comm. Setaro)

A motion to approve the minutes of Chatfield Farms, P-2014-201, Site Plan modification as submitted was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. J. Burns. 7 in favor. 2 abstentions. (Comm. Groth and Setaro)

\*\* A motion to add Hillside Estates to the agenda under Old Business was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

## III COMMENTS FROM THE PUBLIC

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

## IV PETITIONS FROM COMMISSIONERS

Comm. J. Fitzpatrick mentioned the meeting table again, stating that it is uncomfortable because some of the members are seated with their backs to the public in attendance.

Chairman K. McDuffie informed the commissioners that the ZEO, Brian Herb has submitted a letter of resignation effective April 30, 2015.

## V ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not present and but submitted a written report which shows

1 Certificate of Zoning Compliance being issued and 2 Cease and Desist orders. A motion to approve the report as submitted was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. D. Setaro. All in favor.

VI TOWN ENGINEER REPORT

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

VII COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

Comm. J. Fitzpatrick has been appointed by the Board of Selectman and he just needs to be sworn in.

VIII OLD BUSINESS

6)Hillside Estates – A brief discussion in which Chairman K. McDuffie mentioned the driveway issues being a concern because of the common driveways. The applicant submitted a written request for an extension until the regular meeting of April 17, 2015. It was accepted by the commission.

1)Chatfield Farms – Matt Gilchrist was present and gave an update on the project. He noted that wetlands approval is given, the board needs a copy of it.

2)Civil One – It was noted that the wetlands approval has expired, a bond is in place to the town.

3)Oakwood Estates – No bond or mylar yet. Check was sent to the Board of Selectman, should have been sent to Planning and Zoning.

4) Pond Spring – Chairman K. McDuffie will check into if the bond or mylar have been filed.

5)Tiverton – Comm. R. Jurzynski said that the project looks good, he would like to see the remaining 2 lots with houses on them, he feels that it would best cover the town when a decision is made on this application. Aquarion and the Fire Chief need to agree before a decision is made.

IX NEW BUSINESS

1)Robert Rich, 808 S. Main Street – The commission is waiting for the Board of Selectman to decide on the applicants request to modify the fees associated with this application.

X NEW APPLICATIONS

A motion to set a public hearing to extend the moratorium was made by Comm. D. Setaro and 2<sup>nd</sup> by Comm. B. Giglio. All in favor. The public hearing is set for April 16, 2015 at 7:15 P.M.

XI CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve correspondence and payment of bills was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. D. Setaro. All in favor.

XII ADJOURNMENT

A motion to adjourn was made at 9:15 P.M. by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. R. Villano. All in favor.

Respectfully submitted,

Mary Ellen Fernandes  
Clerk      March 23, 2015