

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

April 16, 2015

Draft Minutes Subject to Modifications

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

I CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:35 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Mar 19, 2015, as submitted was made by Comm. D. Setaro and 2nd by Comm. D. Taylor. 6 in favor.

A motion to approve the minutes of Tiverton Subdivision, P-2015-204, as submitted was made by Comm. D. Setaro and 2nd by Comm. D. Taylor. 6 in favor.

III COMMENTS FROM THE PUBLIC

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

* Comm. R. Jurzynski made a motion to vary the agenda, 2nd by Comm. B. Giglio. All in favor.

V ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not present and but submitted a written report which shows 7 Certificates of Zoning Compliance being issued and 1 Cease and Desist order. A motion to approve the report as submitted was made by Comm. J. Burns and 2nd by Comm. B. Giglio. 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

Chairman K. McDuffie informed the commissioners that no meeting

was held in March.

VIII OLD BUSINESS

1)Chatfield Farms – Matt Gilchrist was present and gave the commission an approval from the Inland Wetlands commission. He also submitted 3 sets of plans. Comm. R. Jurzynski made a motion to approve the site plan application, 2nd by Comm. B. Giglio. All in favor.

2)Civil One – No Activity

3)Oakwood Estates –Bond is in place, no other activity.

4) Pond Spring – Bond is in place, no other activity.

6)Hillside Estates – A brief discussion in which Chairman K. McDuffie noted that the applicant complied with the request of the commission to have each lot have its own driveway. A motion to approve the application was made by Comm. R. Jurzynski and 2nd by Comm. B. Giglio. All in favor.

5)Tiverton – Comm. R. Jurzynski made a motion to approve the application with conditions, 2nd by Comm. D. Setaro. All in favor.

Standard Conditions of approval, as well as the following conditions apply:

1)Installation of a cistern, minimum of 20,000 with an easement to the Town of Beacon Falls, for fire protection, fed from public water.

2)A turn around be installed at lot 4, large enough to accommodate fire and rescue vehicles, radius to be determined.

3)Lot 4 needs to either have a booster pump or be lowered, as per Aquarion.

4)All ponds and drainage must have easements in place to the Town of Beacon Falls for cleaning.

7)Methadone Clinic Moratorium Extension – no activity.

IX NEW BUSINESS

1)Robert Rich, 808 S. Main Street – The commission requested that the applicant come to next months meeting and that an up to date site plan is needed.

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. Jurzynski and 2nd by Comm. B. Giglio. All in favor.

XII ADJOURNMENT

A motion to adjourn was made at 8:44 P.M. by Comm. D. Taylor and 2nd by Chairman K. McDuffie. All in favor.

IV PETITIONS FROM COMMISSIONERS

Comm. J. Burns made a motion to set a public hearing for a text change to Section 52 of the zoning regulations, 2nd by Comm. D. Setaro. All in favor. The public hearing will take place May 21, 2015 at 7:15 P.M.

Comm. B. Giglio stated that he feels that the tools needed for the clerk to perform the job properly, need to be updated. He stated that the First Selectman is on board, he has spoken with him. After discussion with the commissioners present, it was decided that the clerk should look into a laptop and software.

Respectfully submitted,

Mary Ellen Fernandes
Clerk April 18, 2015