

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

May 21, 2015

Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Commissioners J. Fitzpatrick,
D. Taylor, D. Setaro and B. Giglio.

Absent: Commissioners E. Groth, J. Burns, R. Jurzynski. 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 7:50 P.M. The Pledge of Allegiance was recited.

- ** A motion to vary the agenda was made by Comm. B. Giglio and 2nd by Comm. J. Fitzpatrick. All in favor.
- ** A motion to add Lots 12,13 and 17, Haviland Drive, pre application review, to the agenda under New Business and discussion and or vote on 6 month Moratorium under Old Business.

IX NEW BUSINESS

1)Lots 12, 13 and 17, Haviland Drive, Industrial Park – Attorney Kevin McSherry came forward and explained to the board that his client, William Papale, is interested in expanding his propane business into the Industrial Park on Haviland Drive. He stated that his client intends to warehouse and distribute from this location. If the commission thinks that this is a potential permitted use, possibly a special exception permit, then the next step will be to the Fire Marshall.

2) Mario Trepka, 149 Main Street came forward and told the commission that he has a tenant for the property who wishes to open a breakfast, lunch and take out restaurant. After a brief discussion in which the commission asked about parking and seating, the commission welcomed the new tenant and wished them success.

3) Robert Rich, A Space Center – A brief discussion amongst the commissioners resulted in the board deciding that Mr. Rich needs to provide a copy of the check to show previous fees paid for his project.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of April 16, 2015, as submitted was made by Comm. D. Setaro and 2nd by Comm. B. Giglio. 4 in favor. 1 abstention by J. Fitzpatrick.

A motion to approve the minutes of the public hearing on the proposed 6 month Moratorium on Methadone Clinics and Marijuana Dispensaries, as submitted was made by Comm. B. Giglio and 2nd by Comm. D. Taylor. 4 in favor. 1 abstention by J. Fitzpatrick.

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 once again made a request that something be done about the table in the meeting room. It does not meet the needs of the commission as it requires that some of the commissioners sit with their backs to the public.

Comm. B. Giglio stated that he has spoken with Chairman K. McDuffie and First Selectman Chris Bielik and will be researching recording equipment for the clerk.

V ZONING ENFORCEMENT OFFICERS REPORT

No 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

Chairman K. McDuffie informed the commissioners that no meeting was held in April.

VIII OLD BUSINESS

6) 6 month extension on Moratorium of Methadone Clinics and Marijuana Dispensaries. Comm. J Fitzpatrick made a motion to approve, 2nd by Comm. D. Setaro. Effective date of approval is June 10, 2015. All in favor.

1)Chatfield Farms – No Activity

2)Civil One – No Activity

3)Oakwood Estates –No activity.

4) Pond Spring – No activity.

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. J. Fitzpatrick and 2nd by Comm. D. Taylor. All in favor.

XII ADJOURNMENT

A motion to adjourn was made at 9:10 P.M. by Chairman K. McDuffie and 2nd Comm. J. Fitzpatrick. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk April 18, 2015