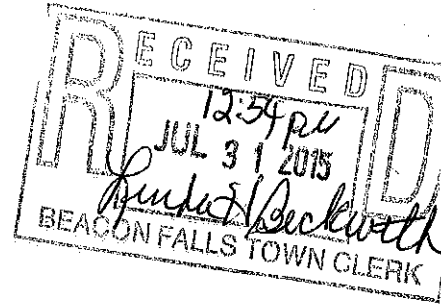


PLANNING AND ZONING COMMISSION

Regular Meeting Minutes
July 16, 2015
Draft Minutes Subject to Modifications



Present: Chairman K. McDuffie, Commissioners D. Setaro, J. Burns, R. Jurzynski, and B. Giglio.

Absent: Commissioners D. Taylor, J. Fitzpatrick E. Groth, B. Villano

I CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:56 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of June 18, 2015, as corrected (sp. correction to Charles Piwonski's name) was made by Comm. R. Jurzynski and 2nd by Comm. D. Setaro. All in favor.

III COMMENTS FROM THE PUBLIC

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

IV PETITIONS FROM COMMISSIONERS

No petitions

V ZONING ENFORCEMENT OFFICERS REPORT

No report.

VI TOWN ENGINEER REPORT

The Town Engineer was present and noted that Chatfield Farms has cleared about 15 acres, with Wetlands approval. He recommended that members of the commission take a ride and check it out. A motion to accept the verbal report was made by Comm. B. Giglio and 2nd by Comm. J. Burns. All in favor.

VII COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

No Activity

VIII OLD BUSINESS

- 1) Chatfield Farms – No Activity
- 2) Civil One – No Activity
- 3) Oakwood Estates – An informal meeting with the Selectman produced the news that the property has reverted back to an R1 Zone. No sewer is run up

there and the applicant would need to apply to the state to change the Plan of Conservation and Development. The Town of Beacon Falls would need to agree.

4) Pond Spring – No activity.

IX NEW BUSINESS

1) Dorosh, Main Street- Joseph Dorosh, 29 North Main Street came forward and stated that he needed some guidance. He is trying to put a deck on the front of his property, for dining purposes and does not meet the current requirements. He believes that the property is grandfathered in – that it pre dates zoning. Attorney Byrnes recommended he go before the zoning board of appeals.

2) Hop Brook Development – No activity

3) 8 – 24 Referral – Chairman K. McDuffie read the resolution into the minutes. “To consider and act upon a resolution approving pursuant to Section 8-24 of the Connecticut General Statutes various road and related storm water drainage improvements including reconstruction of all or any portion of Burton Road, Noe Place and Highland Avenue, and related work improvements”.

Comm. B. Giglio made a motion to approve the 8-24 referral and it was 2nd by Comm. D. Setaro. All in favor.

** A motion to add Section 52, text change to the agenda was made by Comm. R. Jurzynski and 2nd by Chairman K. McDuffie. All in favor.
After a brief discussion, Comm. R. Jurzynski made a motion to approve the Text Change to Section 52, as drafted with an effective date of August 7, 2015, 2nd by B. Giglio. All in favor.

X NEW APPLICATIONS

No new applications.

XI CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve payment of bills was made by Comm. D, Setaro and 2nd by Comm. R, Jurzynski. All in favor.

XII ADJOURNMENT

A motion to adjourn was made at 8:35 P.M. by Comm. J. Fitzpatrick and 2nd by Comm. D. Taylor. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk July 18, 2015

RECEIVED

JUL 31 2015

BEACON FALLS TOWN CLERK