

# PLANNING AND ZONING COMMISSION

## Regular Meeting Minutes Sept 17, 2015 Draft Minutes Subject to Modifications

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

### I CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:36 P.M. The Pledge of Allegiance was recited.

### II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Aug 20, 2015, as corrected to reflect that Comm. E. Groth was present at the meeting was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio.  
6 in favor. 2 abstentions (Fitzpatrick and Villano).

A motion to approve the minutes of the Special Meeting ( The Upper Room Experience Ministries by Full Faith) held on Aug 27, 2015, as submitted was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. J. Burns.

### III COMMENTS FROM THE PUBLIC

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

\*\* A motion to vary the agenda was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. J. Fitzpatrick. All in favor.

### VII COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

Comm. J. Fitzpatrick stated that the map and plan have been presented to all of the boards.

### VIII OLD BUSINESS

1)Chatfield Farms – No Activity

2)Civil One – No Activity

3)Oakwood Estates – No Activity

4)Pond Spring – No activity.

5)C. Edwards – Charles Edwards came forward and requested a 90 day extension on the filing of his mylar.

After a brief discussion, Comm. R. Jurzynski made a motion to grant a 90 day extension for the filing of C. Edwards mylar, 2<sup>nd</sup> by Comm. J. Fitzpatrick. The 90 day extension will start from July 16, 2015. All in favor.

**IX NEW BUSINESS**

- 1) O & G – No activity.
- 2) Hop Brook Development – Attorney Steven Bellis came forward for the applicant and noted that they are here tonight for feedback from the commission. This is a 133 acre parcel, with 49.5 of wetlands to be left as open space. They are interested in smaller lots with smaller houses, approximately 2400 sf. They would need a zone change for this.
- 3) William Deez Properties, LLC. – Attorney Kevin McSherry came forward and stated that they were here before the commission back in May of this year regarding the purchase of 3 lots in the Industrial Park, his client is interested in bringing his Propane Business into town. They have spoken with the Fire Chief and the Fire Marshall and the safety measures in place exceed state requirements.

**VI TOWN ENGINEER REPORT**

The Town Engineer spoke of Mario Trepka property on South Main St. He noted that the town has an easement on the property and it needs to be maintained.

**V ZONING ENFORCEMENT OFFICERS REPORT**

The property at 198 Cook Lane and the .4 houses that share a driveway were the topic of conversation. The concern that there is a possible problem was discussed.

**IV PETITIONS FROM COMMISSIONERS**

Comm. D. Taylor inquired as to the outcome regarding the blasting permits on Pinesbridge Road and Chairman K. McDuffie responded by telling her that all went according to protocol and that they are near completion. Comm. E. Groth asked about the status of the Oak Drive law suit and was told that it was going back to court. Comm. R. Jurzynski noted that Beacon Falls doesn't seem to enforce the sign regulations. He noted that blinking lights in business fronts are not allowed.

**X NEW APPLICATIONS**

No new applications.

**XI CORRESPONDENCE AND PAYMENT OF BILLS**

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

**XII ADJOURNMENT**

A motion to adjourn was made by Chairman J. Fitzpatrick and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

Respectfully submitted,

*Mary Ellen Fernandes*

Clerk Sept 19, 2015

