

# PLANNING AND ZONING COMMISSION

Regular Meeting Minutes  
Oct 15, 2015  
Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Commissioners D. Taylor, J. Fitzpatrick, B. Giglio. First Selectman Chris Bielik attended the meeting to make a quorum.  
Absent: Commissioners D. Setaro, R. Jurzynski, J. Burns 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 7:56 P.M. The Pledge of Allegiance was recited.

## II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Oct 15, 2015, as submitted was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

## 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. Comm. J. Fitzpatrick and 2<sup>nd</sup> by B. Giglio. All in favor.

## V ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not present and did not submit a written report. First Selectman Chris Bielik noted that there are a couple of Blight issues in town and that Attorney Byrne is involved.

## IX NEW BUSINESS

3)William Deez Properties, LLC. – Attorney Kevin McSherry came forward and submitted plans for his client who is purchasing 3 lots in the Industrial Park. The plan is for the three lots to become 1 and over a 5 year time period, there will be a total of 5 tanks, garage and offices. The lots are Pad ready and Town Engineer, Jim Galligan stated that this is a very well planned use for these lots. A motion to approve with the conditions that the application and check be turned into the building inspectors office and that the 3 lots be combined, was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

## VI TOWN ENGINEER REPORT

The Town Engineer reported that Chatfield Farms is doing a lot of blasting and are preparing for Phase III. He suggested that the commissioners take a ride and

check it out. A motion to accept the report as given was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

VII COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

Comm. J. Fitzpatrick showed the commissioners a map that will be included in the Comprehensive Plan of Conservation and Development.

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 2<sup>nd</sup> 90 day extension on the filing of his mylar.

After a brief discussion, Comm. J. Fitzpatrick made a motion to grant a 90 day extension for the filing of C. Edwards mylar, 2<sup>nd</sup> by Comm. D.

Taylor. The 90 day extension will start from Oct 16, 2015. All in favor.

C. Edwards also mentioned to the commission that he has just purchased property at 74 Pent Road and will possibly be in next month to discuss further his intentions for the property.

IX NEW BUSINESS (Continued)

2) Hop Brook Development – No Activity.

1) O & G – No activity.

X NEW APPLICATIONS

No new applications.

IV PETITIONS FROM COMMISSIONERS

Comm. J. Fitzpatrick stated that he had concerns about smaller lots with septic with the Hop Brook development area, that the Plan of Conservation and Development would need to be changed. He feels that the commission should be selective if ½ acre lots were to be allowed in town, that they need to make sure that it is smart growth.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII ADJOURNMENT

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

Respectfully submitted,

*Mary Ellen Fernandes*

Clerk Oct 18, 2015