

# PLANNING AND ZONING COMMISSION

Regular Meeting Minutes  
December 17, 2015  
Draft Minutes Subject to Modifications

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

## I CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:31 P.M. The Pledge of Allegiance was recited.

## II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Nov 19, 2015, as submitted was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

## III COMMENTS FROM THE PUBLIC

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

## IV PETITIONS FROM COMMISSIONERS

Comm. R. Jurzynski noted that there are expired bonds on a couple of mining sites in town and that the applicants should be informing the board and that is not happening. He also stated that bonding for the roads are not in place.

Chairman. K. McDuffie told the commissioners that an 8-24 referral is needed to purchase and for the use of parcel of land on Hubbell Ave, owned by the Harmon Family, in exchange of forgiveness of back taxes owed on the property. After a brief discussion, Comm. B. Giglio made a motion to send a positive 8-24 referral to the Board of Selectman stating that the board is in favor of the town acquiring and using parcel located on Hubbell Ave, volume 102 page 93 as identified on the map. The motion was 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

## V ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was not present and did not submit a written report.

## VI TOWN ENGINEER REPORT

The Town Engineer was present and noted that the road bonds are in place and that Chatfield Farms is moving along. A motion to accept report as stated was

made by Comm. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

VII COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

No activity.

VIII OLD BUSINESS

- 1) Chatfield Farms – No one present.
- 2) Civil One – No Activity
- 3) Oakwood Estates – No one present.
- 4) Pond Spring – Jim Galligan noted that there is an issue with bad concrete on a foundation, it is being worked out.
- 5) C. Edwards – C. Edwards was present and had an informal conversation with the commission regarding a zone change on Fairfield Place. It is now partly R3 and he is interested in changing the entire parcel to R3. This proposed zone change would see a max of 10 more lots on his parcel. A discussion regarding his property on Pent Road included C. Edwards saying that he wants to re-grade the lower lot, move the septic system so that the town can widen the road. He was informed that he would most likely need a mining application as well as a site plan application.

IX NEW BUSINESS

- 1) Hop Brook Development – No Activity.
- 2) O & G – No activity.

X NEW APPLICATIONS

No new applications.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

XII ADJOURNMENT

A motion to adjourn at 9:25 P.M. was made by Comm. B. Giglio and 2<sup>nd</sup> by Comm. D. Parsons. All in favor.

Respectfully submitted,

*Mary Ellen Fernandes*

Clerk Dec 20, 2015