

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes
January 21, 2016
Draft Minutes Subject to Modifications

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

I CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:35 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of December 17, 2015 as corrected to the year 2015 was made by Comm. R. Jurzynski and 2nd by Comm. B. Giglio. 5 in favor. 2 abstentions.

III COMMENTS FROM THE PUBLIC

Chairman K. McDuffie asked if there were any comments from the public and Paul Crotta, Watch Hill, came forward and inquired about open space that was Part of his subdivision back in April 2000. It has not yet been accepted by the Town.

Jeff Tuccio, 198 Cook Lane came forward and inquired about a certificate of Zoning Compliance regarding an access way that has been used steadily since His client purchased the property in 1984 and also prior to that by the previous Owners.

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 is a Bethany Subdivision in for approval And that Watch Hill may be involved. He also noted that the issue on Railroad Avenue, with dumping into the river, that the DEEP is out of equation.

Chairman. K. McDuffie told the commissioners he has spoken with the board Of Selectman regarding hiring a ZEO.

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 did not submit a written report.

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 replaced.
- 5) C. Edwards – C. Edwards was present and spoke about zoning and building permits to prepare his site on 74 Pent Road. He stated that he wants to give the land needed to fix the corner on Pent Road to the town.

*** Comm. J. Fitzpatrick made a motion to vary the agenda, 2nd by Comm. Giglio. All in favor.

*** Comm. J. Fitzpatrick made a motion to add Election of Officers to the agenda, 2nd by Comm. D. Taylor. All in favor.

IX NEW BUSINESS

- 1) Hop Brook Development – The commission received correspondence that they wish to petition to change the Plan of Conservation.
- 2) O & G – No activity.

X NEW APPLICATIONS

Charlie Edwards came for and submitted an application for a zone change on Property located on Burton Road and Fairfield Place. A public hearing was scheduled for Feb 18, 2016 at 7:00 PM at Town Hall. The motion to set the Public Hearing was made by Comm. J. Fitzpatrick and 2nd by Comm. D. Parsons. All in favor.

XI CORRESPONDENCE AND PAYMENT OF BILLS

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

ELECTION OF OFFICERS

Atty. S. Byrne led the election.

Comm. J. Fitzpatrick nominated Kevin McDuffie for Chairman, 2nd by J. Jurzynski. There were no other nominations for Chairman. All in favor for Kevin McDuffie to hold the Chairman position.

Comm. R. Jurzynski nominated Joe Fitzpatrick for Vice Chairman, 2nd by B. Giglio. All in favor. There were no other nominations. Joe Fitzpatrick will hold the Office of Vice Chairman.

J. Fitzpatrick nominated Donna Taylor for Secretary, 2nd by R. Jurzynski. All in

favor. There were no other nominations. Donna Taylor will hold the office of Secretary.

XII ADJOURNMENT

A motion to adjourn at 9:05 P.M. was made by Comm. D. Taylor and 2nd by Comm. J Fitzpatrick. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk Jan 23, 2016