

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes March 17, 2016 Draft Minutes Subject to Modifications

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

I CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:55 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Feb 18, 2016 as submitted was made by Comm. D. Setaro and 2nd by Comm. D. Taylor. 6 in favor. 1 opposed (R. Jurzynski) 2 abstentions (Groth and Villano)

III COMMENTS FROM THE PUBLIC

Chairman McDuffie asked if there were any comments from the public and John Smith, 311 Bethany Road came forward and stated that he was here as a resident and that he recently found out that the town issued a building permit for Oakwood Estates, located at the top of Blackberry Hill. He said that the town currently has an ordinance in which it states that no building permits shall be given until the road is complete and the 2nd coat is down, curbs, loom and seeded. Mr. Smith said that the building inspector told him that it was okay to do because of a state stature. As far as Mr. Smith is aware, that does not override the town ordinance, unless it is more stringent. He would like a copy of the legal opinion if it is in writing, rather than just a recount of a phone conversation. Chairman McDuffie said that he is aware of the situation and explained that it was a mistake. They are trying to correct it.

Atty. Domenic Thomas noted that the bond is for the benefit of the developer. He stated that the developers have 3 options and that they could opt out of bonding. He also noted that there is in fact a state stature that does override the town's zoning regulations. He is not clear as to how a town ordinance would affect it. Chairman McDuffie said that he will look into this situation.

Comm. R. Jurzynski noted that he asked for the mylar at the town clerks office, and it is not there.

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

IV PETITIONS FROM COMMISSIONERS

Comm. Jurzynski is concerned because a vote will be coming up on a public hearing that was closed earlier today and 2 of the commissioners were not in attendance and need to be brought up to speed in order to vote responsibly. He said that it is an issue because the audio tapes are not available to them and he will have to file an FOI report with the state.

C. Edwards granted an extension to the commission of 45 days on his Application P-2016-207. R. Jurzynski said that the commissioners are required to attend at least 1 class per year, this year it is on 4/4/16.

E. Groth will forward an informational email to the members regarding this class. Chairman McDuffie said that he contacted COG regarding the zone change application and was told to keep moving forward with the public hearing and that they did not see a problem with this proposed change. He wants to talk to them regarding this proposal and they have not gotten back to him yet. Comm. R. Jurzynski is concerned that the town may get stuck updating the Plan of Conservation and it is expensive.

Chairman McDuffie will work with the BOS to clear up the ordinance regarding roads in developments.

- * A motion to vary the agenda was made by Comm. B. Giglio and 2nd by Comm. Setaro. All in favor.

IX NEW BUSINESS

Hop Brook Development – Atty. Steven Bellis is here tonight because of the Plan of Conservation and Development. He represents the owners of the 133 acres behind Oakwood. They are interested in changing the parcel from rural to sewerred. He has been in touch with Attorney Byrne, who explained the procedure to follow if this is to move forward. A tentative date of June 16, 2016 was set for a public hearing on this matter.

V ZONING ENFORCEMENT OFFICERS REPORT

The ZEO report was not in attendance and did not submit a written report.

VI TOWN ENGINEER REPORT

The Town Engineer was not 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 – discussed earlier.
- 4)Pond Spring – No activity
- 5)C. Edwards –Tabled

IX NEW BUSINESS

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. J. Fitzpatrick and 2nd by Comm. D. Setaro. All in favor.

XII ADJOURNMENT

A motion to adjourn at 9:02 P.M. was made by Comm. D. Setaro and 2nd by Comm. R. Jurzynski. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Clerk Mar. 21, 2016