

PLANNING AND ZONING COMMISSION

Public Hearing Meeting Minutes
Proposed Zone Change
Application P-2016-207
ID on Assessors Map 18, Block 1, Lot 5.
Burton Road and Fairfield Place
March 17, 2016
Draft Minutes Subject to Modifications

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

I Call to Order

The meeting was called to order by Chairman K. McDuffie at 7:00 P.M.
The Pledge of Allegiance was recited and the legal call was read into the minutes.

II Proposed Zone Change

Chairman McDuffie stated that the applicant has made application for a zone change and he will now open to public comments.

- Comm. R. Jurzynski asked to please conduct public comments in an orderly fashion, as the last meeting got out of control, please speak one at a time. Chairman McDuffie reminded the public that they need to state their name and address.

III Comments from the Public

Chairman K. McDuffie asked if there were any comments from the public and Joe (?) name not understandable on the audio, 24 Fairfield Place came forward and asked if this application needs to go before the wetland commission. Comm. R. Jurzynski stated that this was an application for a zone change and that it is not necessary.

John Makarawicz spoke up and presented a letter to the board and asked that the Chairman read it into the minutes. The letter referred to the Planning and Zonings responsibility to enforce the rules and regulations and that any board member who might have personal dealings with the applicant should recuse themselves from the hearing.

Fred Bowes, Fairfield Place came forward and submitted a petition from neighbors that oppose the proposed zone change. He also noted that he did receive notice from the applicant for this continuation of the public hearing unlike the first public hearing. He also spoke about the fire dept and police dept comments on this application saying that he found nothing at the town clerks in regards to this application. He is concerned about the extra traffic.

Chris Jurzynski, 42 Fairfield Place, zoned R1, if zone is changed, should go back to Plan of Conservation and change the zone there, he does not believe that the commission has the right to change it. He believes it is not a benefit to the town.

Jack Weinstein, 35 Jones Drive, spoke at the last meeting about the benefit to the town, and the board had his question answered by the applicant. He feels that the commission should be the ones to know what the benefit would be, to the town, if they are the ones that will be voting on it.

Chairman McDuffie explained that the reason for public hearings is to listen to the public's comments and questions. All of the information is then considered when the commission votes on an application.

Charlie Edwards commented that he has heard over and over again that the town can not afford to bring more children into town... that more houses with children will cost too much. He is concerned that that is insane thinking. Mr. Edwards stated that this will be a dead end road and he is looking only for 4 more houses, that is it.

Ann Cook, 47 Fairfield Place, stated that she moved back to Beacon Falls about 1 year ago, she carefully chose Fairfield Place because of the security of the neighborhood. The children who reside there, play there and she feels that more traffic will threaten the safety of all of the children in that neighborhood. She also stated that there are no sidewalks on Fairfield Place. These children have to walk to the bus stop.

John Makarawicz stated that he believes the board has to vote according to the rules that are in place now, if they vote against their own regulations, they could be liable as individuals. He also stated that back in the 80's, the town had solar access to any new subdivision.

Jim Shelvin, 61 Fairfield Place, had 3 points to make. First one is that new houses would be a neutral tax impact on the town, board needs to plan, if application is approved, for the maximum number of houses that can be built and the safety of the children on that street.

Steven Oday, 64 Fairfield Place, noted that he is opposed to the application, area is dangerous enough. He wanted to know if this was a permanent cul de sac. Comm. McDuffie said yes, it will be if this application is approved. Previous plans were to extend the road to meet Haley Ridge. That is not in this application. Charles Edwards stated that he has no intentions of extending R3 to other phases of the development. The rest of the project will stay R1. John Laroe, 50 Fairfield Place, stated that he heard that the previous owner of this land, wanted to build and was denied because of a permanent cul de sac. Previous applications have no bearing on this application according to Comm. R. Jurzynski. Steve Ruhl, 34 Fairfield Place, said that promises are promises, but he might change his mind later on, or someone else might take over down the road, but does not reassure that the property will not be overdeveloped, he is very much against this application. Chris Jurzynski asked what the maximum length of a cul de sac requirement is and Chairman McDuffie responded 1000 ft.

Chris Jurzynski requested that the board vote by Roberts rules and record each Commissioner's individual vote. Wanda Mulinski inquired about the stream and how Charlie is going to deal with it. Chairman McDuffie said that that issue would be handled by Inland Wetlands Commission. Chris Jurzynski asked Charlie what the reason was to dig a channel for the water to go into Fairfield Place and Charlie stated that he would not know, as he did not dig a channel. Chairman K. McDuffie asked 3 times if there were any other comments from the public and no one came forward.

A motion to close the public hearing at 7:43 P.M. was made by Comm. R. Jurzynski and 2nd by Comm. D. Taylor. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, Mar 17, 2016