

PLANNING AND ZONING COMMISSION

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

Present: Chairman K. McDuffie, Commissioners D. Taylor, J. Fitzpatrick, B. Giglio, R. Jurzynski, D. Setaro and E. Groth.
Absent: Douglas Parsons 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 7:40 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Mar 17, 2016 as submitted was made by Comm. J. Fitzpatrick and 2nd by Comm. D. Setaro. All in favor.

A motion to approve the minutes of Public Hearing P-2016-207 of March 17, 2016 was made by Comm. D. Setaro and 2nd by Comm. B. Giglio. All in favor.

III COMMENTS FROM THE PUBLIC

Chairman McDuffie asked if there were any comments from the public and Steven O'Day, 64 Fairfield Place came forward and asked if Application P-2016-207 was on the agenda for a discussion or vote tonight. He also inquired as to whether the commissioners had walked the property and if they were informed adequately to vote.

Fred Bowes, 44 Fairfield Place came forward and informed the board that it was their responsibility to enforce the existing zoning regulations and asked if a traffic study was done.

Jim Schflin, Fairfield Place asked the board to keep a list of questions regarding the concerns stated by the public.

John Markarawicz, 65 Fairfield Place said that he sent a letter with concerns that board members associated with the applicant not be part of a vote.

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

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

VIII OLD BUSINESS

Bob Pruzinsky came forward and said that the building inspector told him to

provide an update to the board. He provided a site plan done by Michael Horbal in 2012. The commission asked him to provide yearly updates and if he is not able to complete this year, to let the board know.

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 present and stated that Mario was building on Main Street, Windham Homes continues to sell and develop Phase III. Reconstruction of Highland Ave will begin in about a month, after school ends, that end will be done. A motion to accept report was made by Comm. J. Fitzpatrick and 2nd by Comm. D. Setaro. All in favor.

VII COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

The commission received a petition from Attorney Bellis, to allow sewerred areas on his clients property. A motion to notice COG and the Board of Selectmen of the intent to modify the Plan of Conservation and Development was made by Comm. D. Setaro and 2nd by Chairman K. McDuffie. All in favor.

VIII OLD BUSINESS

- 1) Chatfield Farms – No activity
- 2) Civil One – No activity
- 3) Oakwood Estates – No activity
- 4) Pond Spring – No activity

IX NEW BUSINESS

- 1) Hop Brook – Petition
- 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. R. Jurzynski. All in favor.

VIII OLD BUSINESS

5) C. Edwards – P-2016-207 – Discussion and or Vote – Comm. R. Jurzynski stated that he will not recuse himself from a vote because he does not have a relationship to the applicant. Comm. J. Fitzpatrick stated that he has known the applicant all his life, he has no financial dealings with him and will not recuse himself from any vote. Chairman K. McDuffie and Comm. D. Setaro also noted that they are friends with the applicant, but will not be recusing themselves, because there is no just cause.

Chairman K. McDuffie said that he would prefer if there was a full board

present for the vote and Comm. B. Giglio made a motion, 2nd by Comm. D. Taylor to hold a special meeting on April 28, 2016 at 6:30 P.M. at Town Hall. All in favor.

IV PETITIONS FROM COMMISSIONERS

Comm. J. Fitzpatrick noted the Plan of Conservation and Development is 3 years away from redoing it.

XII ADJOURNMENT

A motion to adjourn at 8:30 P.M. was made by Comm. J. Fitzpatrick and 2nd by Comm. D. Taylor. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk April 23, 2016