

# PLANNING AND ZONING COMMISSION

## Regular Meeting Minutes

Nov 17, 2016

### Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie Commissioners B. Giglio, R. Villano and R. Jurzynski, D. Taylor, Cal Brennan and D. Parsons.

Absent Commissioners: D. Setaro and P. Hinman.

#### **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 Oct 20, 2016 as submitted was made by Comm. B. Giglio 2<sup>nd</sup> by Comm. D. Taylor. 5 in favor. 2 abstentions.

A motion to approve the minutes of the Cancelled Special Meeting, P-2016-208 as submitted was made by Commissioner B. Giglio and 2<sup>nd</sup> by Comm. D. Parsons. 5 in favor. 2 abstentions.

#### **III COMMENTS FROM THE PUBLIC**

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

#### **IV ZONING ENFORCEMENT OFFICERS REPORT**

No report from the new ZEO, Mike Mormile.

#### **V TOWN ENGINEER REPORT**

The Town Engineer was not present and did not submit a written report.

#### **VI COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT**

No activity.

#### **VII OLD BUSINESS**

1) Chatfield Farms – No activity

2) Oakwood Estates – No activity

3) Pond Spring – Attorney S. Byrne noted that they are working on getting Jim Galligan's fees reimbursed.

4) Tiverton – No activity

5) Pent Road – There is a grading permit on this project. Comm. R. Villano noted that a lot of material is being removed from the property. Comm. R. Jurzynski noted that if you look at the Town Ordinances, you will find a mining permit.

A motion to add Green Beacon Falls to the agenda under New Business was made by Comm. B. Giglio and 2<sup>nd</sup> by Comm. D. Parsons. All in favor.

### **VIII NEW BUSINESS**

4)Green Beacon Falls, LLC – Application P-2016-210, the Board of Finance has questions about the cost of moving materials to clear the property for this project. It is believed that the sewer plant is not moving or enlarging, the state is trying to regionalize. The millings are going to be removed by C. Edwards and the brush will be removed by J. Weed. The BOS is working on obtaining written permission from O & G to use the bordering land.

Chairman K. McDuffie read a letter from the Board of Finance, sent to each Planning and Zoning Commissioner, which earlier he requested that the commissioners not respond to.

The commission decided that this is a feud between the BOF and the BOS, it is not an issue for this commission.

Comm. R. Jurzynski stated that this is not allowed in the Industrial Zone, unless it is a Public Utility, he believes that a zone change would be needed. After a lengthy discussion, Comm. B. Giglio made a motion to accept the application and it was 2<sup>nd</sup> by Comm. D. Taylor. 7 in favor. 1 no.

Comm. R. Jurzynski made a motion to hold a public hearing, 2<sup>nd</sup> by Comm. D. Parsons. 1 in favor. 6 opposed. No public hearing will be held on this application.

A motion to approve the site plan was made by Comm. B. Giglio and 2<sup>nd</sup> by Chairman K. McDuffie. (6 in favor. 1 no) subject to the following:

- 1) Jim Galligan reviews the site plan and approves with any recommendations
- 2) Atty. Byrne clarifies that they are a public utility
- 3) It is determined whether a primary structure is needed.

A heated discussion took place in which Comm. R. Jurzynski accused the Chairman of a pre determined decision on this application.

- 1)Hop Brook - Atty. Bellis will submit a written request for an extension of time to render a decision.
- 2) Riverbend – No report
- 3)P-2016-208 –Proposed Change to Plan of Conservation and Development – Discussion and or Vote - Tabled.

### **IX NEW APPLICATIONS**

No new applications

### **X CORRESPONDENCE AND PAYMENT OF BILLS**

A motion to approve payment of bills was made by Comm. B. Giglio and 2<sup>nd</sup> by Chairman K. McDuffie. All in favor.

A letter was received from the Fire Chief in which he inquired about the progress of Oakwood Estates water supply. He is requesting that the water

supply be in place prior to residential occupation.

**XI PETITIONS FROM COMMISSIONERS**

No petitions from commissioners.

**XII ADJOURNMENT**

A motion to adjourn at 9:11 P.M. was made by Chairman K. McDuffie and 2<sup>nd</sup>  
by Comm. B.Giglio. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk , Nov 20, 2016