

# PLANNING AND ZONING COMMISSION

## Regular Meeting Minutes January 19, 2017 Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Commissioners B. Giglio, D. Taylor,  
P. Hinman and D. Parsons.

Absent Commissioners: R. Jurzynski , Cal Brennan and D. Setaro.

### **I** CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:58 P.M. The Pledge of Allegiance was recited.

Joe Rodrigo shouted out a “Point of Order” stating that First Selectman Chris Bielick was not allowed to attend a Planning and Zoning Meeting to make a quorum and therefore the December meeting was illegal.

James Huk stated that minutes of a previous meeting couldn’t be changed.

### **II** APPROVAL OF MINUTES

Approval of the December 2016 regular minutes was Tabled.

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

Chairman K. McDuffie asked if there were any comments from the public and Joe Rodrigo stated that the Board of Finance is not in favor of the Solar Project that is planned for Lopus Road and inquired as to why there were no public hearings held. He noted that the Waste Water Treatment plant may need that space of land because it is looking like Seymour connection is less and less likely to happen.

James Huk stood up and asked why we are doing this, Planning should decide if this is a good thing for the town of Beacon Falls. This could be expensive if the town needed to get out of it. He feels that this is not the best use of these 2 acres of land.

Walter Opuzynski was present and had plans for the update of the treatment plant and Chairman McDuffie noted that they will look at it with him, further along in the meeting.

Joe Rodrigo stood up and said that the minutes of the meetings were to show how each commissioner votes.

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**

Met with Bruce Richards regarding possible relocation of his commercial signage and design business from Seymour to the Industrial Park.  
Met with First Selectman, Fire Marshal, Chairman P & Z, Jim Galligan regarding CO for 23 Timber Ridge Lane.  
Met with Jeff Anderson regarding elevator and ramp addition to Congregational Church.  
Met with Steve Jalowiec, 65 Lancaster Drive regarding site plan review and compliance for proposed unattached warehouse.  
A motion to approve report as submitted was made by Comm. B. Giglio and 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

**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 – No activity.
- 4) Tiverton – Pending Litigation
- 5) Pent Road – No activity
- 6) 15 Alliance Circle – Excavation Permit Renewal – H I Stone presented an application and a motion by Comm. D. Parson with a 2<sup>nd</sup> by Comm. P. Hinman to accept the application and approve the 1 year permit, resulted in an All in favor vote.

**VIII NEW BUSINESS**

- 1) Hop Brook – No activity.
- 2) Riverbend – No update given.
- 3) P-2016-208 – Proposed Change to Plan of Conservation and Development – Discussion and or Vote – A motion was made by Vice Chairman B. Giglio to approve Hop Brook to present a change to the land to a sewer service area and to a suburban neighborhood, to the state for approval. That motion was seconded by Comm. D. Parsons. All in favor.

**IX NEW APPLICATIONS**

No new applications

**X CORRESPONDENCE AND PAYMENT OF BILLS**

A motion to approve payment of bills was made by Comm. D. Taylor and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.  
A letter was received from Attorney Byrne stating that Jordan Energy is considered a public utility.

**XI PETITIONS FROM COMMISSIONERS**

Chairman K. McDuffie informed the commissioner about a land use seminar coming up on March 25, 2017.

**XII ADJOURNMENT**

A motion to adjourn at 8:52 P.M. was made by Comm. D. Taylor and 2<sup>nd</sup> by Comm. P. Hinman. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk, Jan 22, 2017