

# PLANNING AND ZONING COMMISSION

## Regular Meeting Minutes August 18, 2017 Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Vice Chairman B. Giglio, Commissioners D. Taylor, P. Hinman, D. Setaro and J. Burns.  
Absent: Commissioner Cal Brennan, R. Jurzynski and R. Starkey.

### **I** CALL TO ORDER

Chairman K. McDuffie called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7: 31 P.M. The Pledge of Allegiance was recited.

### **II** APPROVAL OF MINUTES

A motion to approve the minutes from the July 17, 2017 regular meeting as submitted, was made by Vice Chairman B. Giglio and 2<sup>nd</sup> by Comm. D. Taylor. 5 in favor. 1 abstention (Comm. D. Setaro)

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

1) Mike Mormile, ZEO, came forward and introduced Frank Calhoun, owner of property at 245 Rimmon Hill Road and his surveyor, Roy Chenny.

Mr. Mormile is seeking guidance from the commission as to a permit that Mr. Calhoun is seeking to build a garage. His property abuts an unimproved town road and needs to know what the requirements are.

The Town Engineer said that he is not familiar with this area and could not offer a recommendation. Chairman K. McDuffie said that he had spoken with Atty. Byrne and that he could go up to the line but not encroach on the road.

A motion to allow the ZEO to issue the permit, pending the advice of Attorney S. Byrne, was made by Vice Chairman B. Giglio and 2<sup>nd</sup> by Comm. P. Hinman. All in favor.

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**

The ZEO was present and submitted a written report. The report shows 1 certificates of compliance was issued and 1 pool permit.

Blight issues were referred to Atty. S. Byrne for legal action.

A motion to accept the report as submitted was made by Comm. D. Setaro and 2<sup>nd</sup> by Comm. J. Burns. All in favor.

**V TOWN ENGINEER REPORT**

The Town Engineer was present and submitted a verbal report. He stated that he is working with Mario Trepka, 113-119 S. Main St to correct and complete needed items. A motion to accept the Town Engineers report as given was made by Chairman K. McDuffie and 2<sup>nd</sup> by Vice Chairman B. Giglio. All in favor.

**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) Pent Road – Vice Chairman B. Giglio made a motion to rescind his motion from last month to send a letter to C. Edwards asking for information that is not required per his approval. Chairman K. McDuffie 2<sup>nd</sup> that motion. All in favor.

5) Hop Brook – Atty. Bellis noted that he is working with Atty. S. Byrne on the language.

**VIII NEW BUSINESS**

None

**IX NEW APPLICATIONS**

None

**X CORRESPONDENCE AND PAYMENT OF BILLS**

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

**XI PETITIONS FROM COMMISSIONERS**

Vice Chairman B. Giglio inquired as to the next step with the Hop Brook Text Amendment. Chairman K. McDuffie said that they need to have written correspondence from O.P.M. and then Atty. Steve Byrne will give the commission a time line of events.

A motion was made by Chairman K. McDuffie to adopt Mike Mormile as the official ZEO for the town, as he is currently temporary. That motion was 2<sup>nd</sup> by Comm. P. Hinman. All in favor.

**XII ADJOURNMENT**

A motion to adjourn at 8:11 P.M. was made by Comm. D. Setaro and 2<sup>nd</sup>  
by Vice Chairman B. Giglio. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk, Aug 20, 2017