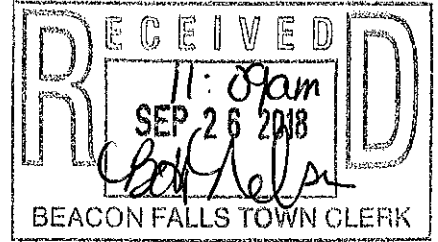


PLANNING AND ZONING COMMISSION

Regular Meeting Minutes
September 20, 2018
Draft Minutes Subject to Modifications



Present: Chairman K. McDuffie, Vice Chairman B. Giglio, Commissioners J. Burns, P. Hinman and D. Taylor.

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

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 and the legal notice was read into the minutes.

II APPROVAL OF MINUTES

A motion to approve the minutes from the August 16, 2018 regular meeting as submitted, was made by Comm. D. Taylor and 2nd by Comm. B. Giglio. All in favor.

III COMMENTS FROM THE PUBLIC

Chairman K. McDuffie asked if there were any comments from the public and Elliott Fuller, 35 Chatfield Drive came forward and inquired about the time frame that the developer has to pave the roads. Phases I and II are complete and he is being asked by residents when the road will be completed.

ZEO, Mike Mormile suggested that maybe a letter could be sent to EG Homes asking when they are going to complete the roads.

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

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO was present and submitted a written report which showed 6 certificates of Zoning Compliance issued and 1 Blight Citation. A motion to accept the report as submitted was made by Vice Chairman B. Giglio and 2nd by Comm. D. Taylor. All in favor.

V TOWN ENGINEER REPORT

The Town Engineer was present and submitted a verbal report in which he stated that Chatfield is moving along, Pond Spring is cleaning up the materials, and he also noted that he is also receiving questions as to the road paving at Pond Springs.

VI COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

No activity.

VII OLD BUSINESS

- 1) Chatfield Farms – No Activity
- 2) Pond Spring – No Activity
- 3) 74 Pent Road – No Activity

** A motion to add C. Edwards, Tiverton to the agenda under Old Business was made by Vice Chairman B. Giglio and 2nd by Chairman K. McDuffie. All in favor.

4) Tiverton – C. Edwards noted that the silt fence is in place and next he intends to start the drainage, detention pond before he opens up lots for building. He has filed a cash bond with his attorney. There are 3 lots on existing pavement on Fairfield Place and 1 on Burton Road. In the past he was always able to get c/o's.

C. Edwards asked for a 90-day extension to file his mylar.

A motion to grant the first (of 2 allowed) 90 extension was made by Chairman K. McDuffie and 2nd by Comm. P. Hinman. All in favor.

VIII NEW BUSINESS

Chairman K. McDuffie noted that O & G is seeking permission to use the utility easement that the town has at the end of Lancaster Drive (over to Pend Road). It was determined that P & Z cannot authorize the use and they will need to talk with Just Trucking on the matter.

IX NEW APPLICATIONS

None

X CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve payment of bills was made by Chairman K. McDuffie and 2nd by Vice Chairman B. Giglio. All in favor.

XI PETITIONS FROM COMMISSIONERS

No petitions from commissioners

XII ADJOURNMENT

A motion to adjourn at 8:24 P.M. was made by Chairman K. McDuffie and 2nd by Comm. J. Burns. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, Sept 23, 2018

RECEIVED

SEP 26 2018

BEACON FALLS TOWN CLERK