

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes February 16, 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, R. Villano 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 7:39 P.M. The Pledge of Allegiance was recited.

II APPROVAL OF MINUTES

A motion to approve the minutes from the December 15, 2016 regular meeting as submitted, was made by Comm. D. Parsons and 2nd by Comm. B. Giglio. 4 in favor. 0 No 1 abstention (P. Hinman)

A motion to approve the minutes from the January 19, 2017 regular meeting as submitted, was made by Comm. B. Giglio and 2nd by Comm. P. Hinman. All in favor.

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

The ZEO was present and gave a verbal report which included Blight citations issued to:

280 Lopus Road LLC, 280 Lopus Road

James & Judy Berge, 75 Laurie Lane

Kenneth Magda, 11 Fairfield Place

Wendy Siraco, 73 Bethany Road

2 Certificates of Zoning compliance were issued :

CO Lot 23, 10 Timber Ridge Lane

Margaret Trazski, 7 Avenue D (Rear Addition)

The Zoning Enforcement Officer stated his “kudos” to the Building Inspector, noting the exceptional job he is doing.

A motion to approve report as submitted was made by Comm. D. Taylor and 2nd by B. Giglio. All in favor.

V TOWN ENGINEER REPORT

The Town Engineer was present and submitted a verbal report. Jim Galligan seconded the sentiments of the ZEO with regards to the performance of the Building Inspector. He noted that it has been pretty quiet in town and he did not have anything significant to report this month. A motion to accept the verbal report was made by Chairman K. McDuffie and 2nd by Comm. P. Hinman. All in favor.

VI COMPREHENSIVE PLAN OF CONSER. AND DEVELOPMENT

Chairman K. McDuffie made a motion to set an effective date of March 15, 2017 for Application P-2016-208, Petition to Change Plan of conservation and Development. The motion was 2nd by Comm. D. Parsons. All in favor.

VII OLD BUSINESS

- 1) Chatfield Farms – Sales are picking up – 3 more, still in Phase I
- 2) Oakwood Estates – Atty. Domenic Thomas requested that the commission recommend to the Board of Selectman that a reduction of the bond to 50K or acceptance of the road be considered. A letter from Nafis & Young concludes its findings and recommends that the bond be reduced to 50K. Comm. B. Giglio made a motion that a letter be sent to the Board of Selectman stating this recommendation. That motion was 2nd by Comm. P. Hinman. All in favor.
- 3) Pond Spring – No activity.
- 4) Tiverton – Pending Litigation
- 5) Pent Road – No activity

VIII NEW BUSINESS

- 1) Hop Brook – No activity.
- 2) Riverbend – No update given.

IX NEW APPLICATIONS

Kolga Storage and Building, 65 Lancaster Drive presented a site plan application for a 50 x 100 ft building. Jim Galligan and Mike Mormile said there was no need for the application to be submitted to Wetlands Commission. A motion to accept the application was made by Comm. B. Giglio and 2nd by Comm. D. Parsons. All in favor.

A motion to approve the application with the condition that Inland Wetlands sign off on it was made by Chairman K. McDuffie and 2nd by Comm. B. Giglio. All in favor.

X CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve payment of bills was made by Comm. B. Giglio and 2nd by Comm. P. Hinman. All in favor.

XI PETITIONS FROM COMMISSIONERS

Chairman K. McDuffie stated that Jim Galligan's office is willing to do training classes for the Commissioners.

XII ADJOURNMENT

A motion to adjourn at 8:37 P.M. was made by Chairman K. McDuffie and 2nd
by Comm. D. Taylor. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, Feb 19, 2017