

PLANNING AND ZONING COMMISSION  
Regular Meeting Minutes  
November 21 , 2013  
Draft Minutes Subject to Modifications

Present: Vice Chairman J. Fitzpatrick, Commissioners D. Taylor, B. Gigilio, R. Jurzynski, J. Trzaski, J. Burns E. Groth and D. Setaro.

I CALL TO ORDER

Vice Chairman J. Fitzpatrick 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.

\*\* Vice Chairman J. Fitzpatrick asked the clerk to resume mailing copies of minutes, etc to the commissioners until a new web master is appointed.

II APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting of Oct 17, 2013, was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. J. Burns. All in favor. A motion to approve the minutes of Tiverton Subdivision, P-2013-197, was made by Comm. D. Setaro and 2<sup>nd</sup> by Comm. E. Groth. All in favor.

III COMMENTS FROM THE PUBLIC

Vice Chairman J. Fitzpatrick asked 3 times if there were any comments from the public and no one came forward.

IV ZONING ENFORCEMENT OFFICERS REPORT

The ZEO provided a written report which showed 3 certificates of zoning compliance issued. He also noted printing errors on pages 30 and 33 which need correction. A motion to accept the ZEO report as submitted was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

V TOWN ENGINEERS REPORT

The Town Engineer was present but did not submit a written report. Instead, He spoke to each item as it came up on the agenda.

VI TOWN PLANNING CONSULTANT

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

VII COMPREHENSIVE PLAN OF CONSER. & DEVELOPMENT

No activity.

VIII OLD BUSINESS

1)Chatfield Farms – no activity

2) Pond Spring Village – David Bkorland came forward and stated that the applicant is seeking a revision of the P.A.R.D. They would like to increase the square footage from the current at 1300 sq. ft to 1500 sq. ft. maximum. Mr. Bkorland stated that they were at Inland Wetlands last week and need to review with the Town Engineer and get back to Inland Wetlands. A motion to set a public hearing for Pond Spring Text Amendment for 6:45 on December 19, 2013 was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. All in favor. A motion to set a public hearing on Pond Spring Site Plan for December 19, 2013 at 7:15 was made by Comm. J. Trzaski and 2<sup>nd</sup> by Comm. D. Taylor. All in favor.

3) Tiverton Subdivision – P-2013-197 – Discussion and or Vote ( Comm. J. Trzaski excused himself from the meeting) Jim Galligan stated that the plans meet all the regulations and the applicant has addressed all issues. Attorney Byrne stated that previous decisions regarding this piece of parcel do not matter. A motion to approve the application with standard conditions, 1-13 ( not #8) was made by Comm. D. Setaro and 2<sup>nd</sup> by Comm. J. Burns. All in favor.

4) Zoning Regs. – discussion and or vote – no activity

IX NEW BUSINESS

No new business.

X NEW APPLICATIONS

No new business

XI CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve payment of bills as submitted was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Gigilio. All in favor.

XII PETITIONS FROM COMMISSIONERS

There were no petitions from the commissioners.

XIII ADJOURNMENT

A motion to adjourn at 8:55 P.M. was made by Comm E. Groth and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk November 23, 2013