

# PLANNING AND ZONING COMMISSION

Regular Meeting Minutes  
Aug 16, 2018  
Draft Minutes Subject to Modifications

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

Absent: Commissioners D. Setaro, R. Starkey, 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 7:40 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 July 19, 2018 regular meeting as submitted, was made by Vice Chairman B. Giglio and 2<sup>nd</sup> by Comm. P. Hinman. 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 asked about the final paving and why it was not done. He noted that EG Homes keeps saying that they will do it, but they keep putting it off. Chairman K. McDuffie said that he will look into it and get back to Mr. Fuller.

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 4 certificates of Zoning Compliance issued. Mr. Mormile asked the commission about the use of Gruber Road as an access road to Industrial Property. He is seeking confirmation as to it being allowed. The commission stated that there are no restrictions. A motion to accept the report as submitted was made by Comm. D. Taylor and 2<sup>nd</sup> by Comm. P. Hinman. 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) Pond Spring – No Activity
- 3) 74 Pent Road – No Activity

**VIII NEW BUSINESS**

Chairman K. McDuffie mentioned to the commission that the board should look at the zoning on Rt 42 from Breault Road to the Oxford town line. It is currently residential, industrial and commercial depending which side of the road. Chairman K. McDuffie will speak with Attorney S. Byrne on this subject.

**IX NEW APPLICATIONS**

Chairman K. McDuffie made a motion to hold a public hearing Oct 18, 2018 at 7:15 for the purpose of amending the Zoning regulations to include Section 71.3 “Notice to Abutters”. The motion was 2<sup>nd</sup> by Vice Chairman B. Giglio. All in favor.

**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 D. Taylor. All in favor.

**XI PETITIONS FROM COMMISSIONERS**

None

**XII ADJOURNMENT**

A motion to adjourn at 8:23 P.M. was made by Comm. P. Hinman and 2<sup>nd</sup> by Vice Chairman B. Giglio. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk, Aug 20, 2018