

PLANNING AND ZONING COMMISSION

Public Hearing Meeting Minutes
Application P-2018-214
Proposed Sub Division
Fairfield Place / Burton Road
March 15, 2018
Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Vice Chairman B. Giglio, Commissioners D. Taylor, Patricia Hinman, Bob Starkey, Doug Parsons, Domenic Setaro.
Absent: Cal Brennan and Raymond Jurzynski.

I Call to Order

The meeting was called to order by Chairman K. McDuffie at 7:05 P.M.
The legal call was read into the minutes and the Pledge of Allegiance was recited.

II Proposed Sub Division / P-2018-214

John Bennett, representing C. Edwards, Tiverton came forward and stated that the proposed project for Fairfield Place and Burton Road is an R3 zone and the application is in total compliance with Beacon Falls Zoning Regulations.

P. Garcia, Surveyor for the applicant came forward and gave an overview of the proposed project. He noted that there would be 14 building lots, with 1 being on Burton Road. They would be serviced with sewer and water. The lots all meet the requirements of an R3 zone. They were at Inland Wetland last evening and have an informal pre approval. An approval letter should be forthcoming from that commission.

Beacon Falls Road Foreman, Rob Pruzinsky came forward and noted that all driveways must meet the current driveway requirements and asked for confirmation that the drain would be extended on the high side.

Beacon Falls Fire Chief, Brian DeGeorge came forward and asked to be involved with the location of the cistern prior to any building permits being issued.

Chairman Kevin McDuffie asked the commissioners if they had any other questions at this time and they did not.

III Comments from the Public

Chairman K. McDuffie noted that due to the large public attendance, that comments will be limited to 3 minutes each, so as to allow every one who wished to comment the time to do so. Chairman K. McDuffie asked if there were any comments from the public:

John Markarwicz, 65 Fairfield Place inquired as to if the fees for this application had been paid and Chairman K. McDuffie noted that the fees were waived by the Board of Selectman. He also said that the commission chose to make a zone change which will double the traffic on an already bad street. There are water issues, and water could end up in basements once building begins.

Fred Bowes, 44 Fairfield Place, stated that there are regulations in place for cul de sac's and there should be consistency. He stated that the applicant had asked for 10 houses and he would be out of there – now he is looking for 14 houses.

Cindy Jurzynski, 42 Fairfield Place asked about the length of the road, if a mylar was filed and

where it is. She wanted to know if a traffic study was done, if a letter from Aquarion was acquired and that the Plan of Conservation and Development 4.4.2 is to enhance the neighborhood.

Angela Ruggiero, 6 Haley Ridge Road wanted to know where the detention basin was to be located and if this development would tie into Haley Ridge Road.

Ben Catanzaro, 55 Fairfield Place stated that there is a lot of ledge in that area and was very concerned about ground structures when blasting occurs.

Andrea Ruhl, 34 Fairfield Place also stated her concerns about structural damage from blasting.

Chris Jurzynski, 42 Fairfield Place stated that the whole room is full of neighbors who are against this project and that the commission should back the town residents.

Dennis Phipps, 10 Haley Ridge Road wanted to know where the detention pond was to be located and who will be responsible for maintenance. He also wanted to know if a traffic impact study was done.

Durate Alves, 29 Bonna St. said that he used to live on Fairfield Place and he feels that 2 bedroom houses will devalue the area.

Steve Ruhl, 34 Fairfield Place, stated that the road is not wide enough, that is was an old path, not a road. He feels that this will be setting up for legal issues.

Mr. Oday, 64 Fairfield Place is totally against this project, he feels it is not safe for the children.

Stan Stfyco, 22 Fairfield Place said he feels it is not safe for the children and that it will devalue the current houses. He also inquired as to whether the sewer plant could handle the additional houses.

John Markarwicz, 65 Fairfield Place accused the board of creating a problem, that the zone change was approved without discussion and that should stick with the regulations. He said that they are allowing the destruction of a neighborhood.

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

John Paul Garcia noted that the detention pond would be no where near Haley Ridge, that it would be on the low side of the project, and as far as who maintains it, it is still in discussion. As far as security features on the pond, the town will decide what they would or would not want.

A motion to continue the public hearing to April 19th at 7:00 was made by Comm. R. Starkey and 2nd by Comm. P. All. Hinman. All in favor.

Respectfully submitted,

Mary Ellen Fernandes

Mary Ellen Fernandes , Clerk