

## PLANNING AND ZONING COMMISSION

### Special Meeting Minutes

April 19, 2018

Tiverton P-2018-214

Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Vice Chairman B. Gigilio, Commissioners P. Hinman, R. Burns, D. Setaro, D. Taylor and R. Starkey.  
Absent: Comm. R. Jurzynski and Cal Brennan.

#### I CALL TO ORDER

Chairman K. McDuffie called the special meeting of the Beacon Falls Planning and Zoning Commission to order at 7:03 P.M.

The Pledge of Allegiance was recited and the legal notice was read.

#### II Tiverton P-2018-214

Attorney J. Bennett, representing the applicant, C. Edwards stated that the length of the cul de sac being extended 127 feet would be a minor issue regarding fire safety. They plan to make the cul de sac compliant. It is currently not compliant. John Paul Garcia stated that the present cul de sac is sub standard. They plan to widen the road with standard access for emergency vehicles. There will be a 30K retaining tank. Currently the water pressure is low, a tank will improve the safety concerns.

Chairman K. McDuffie asked the commissioners if they had any questions at this time and no one did.

A motion to open the meeting to public comments was made by Vice Chairman B. Giglio and 2<sup>nd</sup> by Comm. P. Hinman. All in favor.

1) Susan Ventreska, 44 Fairfield Place stated that she would like to see a traffic study done as she believes the road is very dangerous. She also commented that C. Edwards had stated earlier that he just wanted 10 houses on the parcel of land.  
2) Steven O'Day, 64 Fairfield Place brought his family with him tonight to show the board directly that this affects his family, he does not feel that this is a safe project. He also stated that if the houses are 3 or 4 bedrooms, that there would be a lot of cars added to the traffic on the street.

3) Dennis Phipps, 10 Haley Ridge Road inquired as to a traffic study be conducted.

4) Mr. Bolis, 44 Fairfield Place asked if the houses were to be 2 or 3 bedrooms. He noted that the water is horrible and asked if the town would be responsible for the detention pond. C. Edwards responded that the houses would most likely be 3 to 4 bedrooms.

5) C. Jurzynski, 42A Fairfield Place asked who would be responsible for granting a variance for the road. She also asked about solar access and was very

concerned the commissioners did not have any questions about this project. She noted that this would not benefit Beacon Falls and the board should not approve it.

6) John Marakewicz, 65 Fairfield Place, noted that 5 houses on the left and 3 or 4 houses on the right would keep the character of the neighborhood. He noted that there is a lot of water coming off the hill and that someone dumped concrete slabs on the property. He also noted that when he built his house, it took 22 18 wheelers to fill his lot in order to grade it, and that this project would required a lot of fill.

7) Steve Ruhl, Fairfield Place asked what the focus of the development is, is it the number of houses? He also asked if any of them can be put in off of Burton Road.

8) Mr. Styfeco, 22 Fairfield Place noted that aquifers located in that area, and that drainage is not adequate. A traffic signal may be needed at the bottom of the road. He noted that the traffic up and down the road is a safety issue and that additional houses will add to it.

9) Wanda Mulinski, 42 Fairfield Place asked where the fill will come from and if blasting will be necessary. She also said that a traffic study should be conducted.

10) Fred Bowes, 44 Fairfield Place stated his concern if the project is approved, there would be a lot of heavy equipment that will ruin the road.

11) Lisa Chiaramonte, 30 Fairfield Place asked how often the board changes rules for developers.

12) Michele Martin, corner of Wolf and Burton asked if the Town Engineer had given his input on this project. She asked if blasting would be necessary and C. Edwards replied yes. He also said that the houses would most likely be 1800 – 2000 sq. ft.

13) John Larowek, 50 Fairfield Place showed the commission pictures of the water run off and asked about the retention pond. He also stated that Charlie had told him there would be 10 houses, not 14.

14) John Peterson, 59 Fairfield Place asked about fencing around the detention pond. He also noted that blasting would not be an issue, that it is regulated. He also spoke of the back lot driveways and he believes that they will be 52 feet short.

15) James Hagen, 6 Coventry Lane stated that he is opposed to changing zoning for more houses. He asked how many houses are allowed on this parcel.

A written 35 day extension was granted by the applicant.

### III ADJOURNMENT

A motion to continue the special meeting to May 17, 2018 at 7:00 P.M. was made by Chairman K. McDuffie and 2<sup>nd</sup> by Comm. D. Taylor.  
All in favor.

Respectfully submitted,  
*Mary Ellen Fernandes*

Clerk, April 21, 2018