

PLANNING AND ZONING COMMISSION

Regular Meeting Minutes Nov 21, 2019 Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Vice Chairman B. Giglio, Commissioners P. Hinman, R. Starkey, D. Bousquet and S. Betkoski.
Absent: L. Daigle and J. Burns.

I CALL TO ORDER

Chairman K. McDuffie called the Regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:32 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 of:

Oct 17, 2019 meeting as corrected to show EG Homes condition was 12 loads not 15 as stated, was made by Comm. P. Hinman and 2nd by S. Betkoski. All in favor.

Oct 17, 2019, PH on Section 31 – Motion to approve made by Comm. D. Bousquet and 2nd by Vice Chairman B. Giglio. All in favor.

Oct 17, 2019, Transition Zone – Motion to approve made by Comm. D. Bousquet and 2nd by Vice Chairman B. Giglio. All in favor.

Oct 24, 2019, EG Homes, P-2019-217, Motion to approve with correction to the loads limited to 12 not 15, made by Comm. D. Bousquet and 2nd by Vice Chairman B. Giglio. All in favor.

Oct 24, 2019, Dunkin Brands, P-2019-216, Motion to approve made by Comm. D. Bousquet and 2nd by B. Starkey. All in favor.

Oct 24, 2019, Special Meeting, Motion to approve made by Chairman K. McDuffie and 2nd by Comm. D. Bousquet. All in favor.

III COMMENTS FROM THE PUBLIC

Chairman K. McDuffie asked if there were any comments from the public and Sean Styfco stood up and requested that Chairman Kevin McDuffie resign from the Planning and Zoning Commission because he feels it is a conflict of interest because Mr. McDuffie is a licensed real estate agent and his license is held by a company involved in a project in town.

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 6 zoning compliance permits issued for the months of November. A motion to accept the report was made by Vice Chairman B. Giglio and 2nd 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 – Comm. D. Bousquet asked if anyone was monitoring the amount of trucks coming out of Chatfield Farms and no one was 100 % sure.

Sean Styfco shouted out “Point of Order” and said that the clerk is not allowed to talk, as the clerk is not a member of the commission.

2) Pond Spring – No Activity

3) C. Edwards -Tiverton – Chairman K. McDuffie read an email letter from Kristen O’Dea regarding concerns that she has with the Tiverton project. The road in front of her house was cut up to allow new water lines to be installed. The temporary access to her driveway, she believes, is not safe. Ms. O’Dea sent pictures along with her email. Chairman K. McDuffie will take a ride and check out the situation.

VIII NEW BUSINESS

No new business

IX NEW APPLICATIONS

Jesse Judson, 52 Main St., Seymour, Ct. came forward and presented an application of a site plan with a special exception for 36 Lancaster Drive.

A motion to accept the application was made by Vice Chairman B. Giglio and 2nd by Comm. D. Bousquet. All in favor.

A motion to set a public hearing for Dec 19, 2019 at 7:00 P.M. was made by Comm. D. Bousquet and 2nd by Comm. S. Betkoski. All in favor.

Frank Ciriello, was in attendance and is interested in putting 2 houses on his property at 185-195 Bethany Road, they would be 2 rear lots. The parcel is 32 – 33 acres. After a brief discussion, the applicant was advised that he needs approval from the Wetlands Commission.

X CORRESPONDENCE AND PAYMENT OF BILLS

A motion to approve payment of bills was made by Comm. D. Bousquet and 2nd by Vice Chairman B. Giglio. All in favor.

XI PETITIONS FROM COMMISSIONERS

Comm. D. Bousquet noted that the ZEO, Mike Mormile is doing a great job and suggested that he inform the commission of applications that come to him in between the regular monthly meetings.

The commission approved the schedule of meetings for the upcoming calendar year.

XII ELECTION OF OFFICERS

Tabled until the November regular meeting because of absent commissioners.
Chairman K. McDuffie would like a full board at time of Election.

XII ADJOURNMENT

A motion to adjourn at 8:22 P.M. was made by Chairman K. McDuffie and 2nd
by Comm. D. Bousquet. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, Nov 24, 2019