



PLANNING & ZONING COMMISSION
Clifford J. Hurgin Municipal Center
1 School Street, Bethel
Connecticut 06801
(203) 794-8578

PLANNING & ZONING COMMISSION MINUTES
January 29th, 2015
BETHEL MUNICIPAL CENTER
DENIS J. RIORDAN ROOM – 6:30 P.M.

Commission members present: P. Rist, Chairman; D. Brown, K. Grant, S. Deuschle, S. Forman seated for B. Legnard, L. Valenti and J. Lennon.

Chairman Rist called the meeting to order at 6:30 P.M.

PUBLIC HEARINGS CONTINUED:

**TOWN OF BETHEL/SITE PLAN/PRACTICE RECREATIONAL FIELD – 39
HAWLEYVILLE ROAD**

P. Rist called the public hearing to order. The Commission received preliminary information on the Traffic Authority's meeting scheduled for February 16th, 2015. Chairman Rist closed the hearing.

A recess was called at 6:32 P.M.

Chairman Rist re-called the meeting to order at 6:36 P.M.

**TOLL BROTHERS CT; MAP AMENDMENTS/SUBDIVISION; SITE PLAN SPECIAL
PERMIT – MAPLE AVENUE EXTENSION & PLUMTREES ROAD**

Attorney Robin Kahn, Dan Kroeber, P.E. and Bill Root, Soil Scientist from Milone and MacBroom, along with Toll representatives, were present for the applicant.

The following correspondence was submitted:

- Revised Site Plans, dated 1/12/15.
- Response Letter to Kleinfelder with Hydraulic Computations, dated 1/12/15.
- Response Letter to Northwest Conservation District (Sediment and Erosion Control), dated 1/12/15.
- Response Letter to Northwest Conservation District (Wetland Mitigation), dated 1/12/15.
- Response Letter to Bethel Fire Marshal, dated 1/12/15.
- Response Letter to Inland Wetlands Commission, dated 1/12/15.
- Photometric Plan, dated 1/14/15.

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**TOWN OF BETHEL
TOWN CLERK**

The Applicant reviewed with the Land Use Commission the final proposed revisions to the project, which included the following:

- Extension of sidewalks and landscaping along the perimeter, potential club house location, culvert construction, traffic construction phasing plan, storm water management and improvements to existing conditions, lighting, cuts and fills, wetland disturbance and phragmites removal.

S. Cipola, from Fredrick Clarke Associates, the Town's Traffic Consultant, gave his final findings for the proposed project.

No one spoke in favor or against the application

Chairman Rist closed the hearing.

A recess was called at 8:00 P.M.

Chairman Rist re-called the meeting to order at 8:04 P.M.

WORKSESSION:

L. Valenti recused. S. Forman seated for B. Legnard.

TOWN OF BETHEL; SITE PLAN/PRACTICE RECREATIONAL FIELD – 39
HAWLEYVILLE ROAD

John Lennon made a motion, which was seconded by D. Brown, to approve a Map showing "Proposed Grass Practice Field over property of Tony's Restaurant, Inc. Parcel B-3" Bethel, Connecticut, prepared by New England Land Surveying P.C. Robert M. Bennison L.S., dated December 18th, 2014; with conditions.

Vote, all in favor, motion passed.

Motion by P. Rist, which was seconded by K. Brown to adjourn at 8:07 P.M.. Motion passed.

Respectfully Submitted,



Kathy Galbis
Secretary, Planning & Zoning Commission