



# PLANNING & ZONING COMMISSION

Bethel Municipal Center  
1 School Street, Bethel  
Connecticut 06801  
(203) 794-8578

## PLANNING & ZONING COMMISSION MINUTES

February 10<sup>th</sup>, 2015

BETHEL MUNICIPAL CENTER

DENIS J RIORDAN – ROOM D 6:30pm

P. Rist opened the meeting at 6:35 p.m.

### PUBLIC HEARING CONTINUED::

#### TOWN OF BETHEL / BERRY SCHOOL/ WHITTLESEY DRIVE / PARKING LOT EXPANSION

S. Palmer reviewed for the Board an alternative plan which was drawn up subsequent the opening of the Public Hearing and presented a side by side comparison of the plans. Also provided was a 'cost estimate'.

The following correspondence was submitted:

- "Landscape Plan, Frank A. Berry Elementary School, Whittlesey Drive, Bethel, CT." by A2 Land Consulting, Brookfield, CT, dated 2/10/15

Those who spoke:

Terry Yonski, Dir. Of Fiscal Services, Bethel Board of Education  
Danielle Legnard, Principal, Frank A. Berry Elementary School  
Alisa Volpati           21 Judd Avenue  
Mark Goodwin        21 Judd Avenue  
Larry Craybas, Chairman, Bethel Board of Education

P. Rist closed the Public Hearing.

### WORK SESSION

#### TOWN OF BETHEL / BERRY SCHOOL/ WHITTLESEY DRIVE / PARKING LOT EXPANSION

RECEIVED

2015 FEB 11 P 3:44

TOWN OF BETHEL  
TOWN CLERK

The Board discussed the merits of the plan. Having reached a consensus, the Commission requested that Staff draft a motion for approval of the alternative plan and provide it at the next regular meeting.

Motion by K. Grant, seconded by J. Lennon to move “Conceptual Site Plan- 6 & 8 Grassy Plain Street” to Work Session to precede Toll Brothers CT.

Motion Passed Unanimously

Steve Goldblum, owner of the property at 6-8 Grassy Plain Street submitted to the Commission a conceptual site plan entitled:

- “The Gateway, 10 Grassy Plain Street”

Mr. Goldblum gave a brief presentation on the potential “Gateway” project including it’s concept and goals. A discussion ensued with the Commissioners questions regarding potential density, parking, rental units, design and height.

TOLL BROTHERS CT / MAPLE AVE EXTENSION/ MAP AMENDMENT/SUBDIVISION  
PLUMTREES ROAD / SITE PLAN SPECIAL PERMIT

Having reached a consensus the Commission requested that Staff draft a motion for approval To be presented at the next regular meeting.

**BUSINESS MEETING**

Commission members present: P. Rist, Chairman, J. Hancock, J. Lennon, B. Legnard, K. Grant, E. Finch, , S. Forman.

S. Palmer asked the Commission to consider language for crafting a regulation concerning warehousing and sale of ‘collectable’ automobiles in and Industrial Zone. Staff will further research this issue.

An offer by the Town of Bethel to purchase of 46 Long Meadow Lane has been accepted  
Motion by K. Grant seconded by J. Hancock to approve the allocation of \$2,000.00 for surveying of the property at 46 Long Meadow Lane.  
Motion passed unanimously

A State of CT TOD grant in the amount of \$100,000. has been awarded to the Town of Bethel. Staff will forward details concerning the grant to the Commission.

**MINUTES:**

Motion by S. Forman, seconded by K. Grant to approve the meeting minutes of 1/13/15.  
Motion passed unanimously.

**BOND RELEASE:**

Motion by K. Grant, seconded by R. Legnard to release a bond in the amount of \$275,443.00 for “Timber Oaks”, Grassy Plain Street  
Motion passed unanimously

Motion by R. Legnard, seconded by J. Lennon to release a bond in the amount of 164,338.59 to Berkshire North, LLC for Galloping Hill Road  
Motion passed unanimously

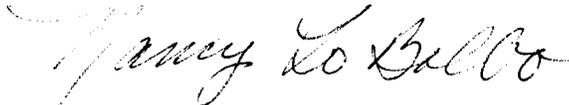
**PUBLIC COMMENT:**

Those who spoke:

B.J. Liberty                      Hickok Avenue

Motion to Adjourn by K. Grant, seconded S. Forman. Motion passed unanimously

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy LoBalbo".

Nancy LoBalbo  
Recording Secretary