PLANNING & ZONING COMMISSION

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

AMENDED PLANNING & ZONING COMMISSION MEETING

September 8th, 2015
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00

PUBLIC HEARINGS CONTINUED:

THE FARMS AT STONY HILL/36 STONY HILL RD/ SITE PLAN/SPECIAL PERMIT /EXCAVATION/TEXT AMENDMENT

P. Rist opened the continued hearing. The following correspondence was submitted:

Letter dated 9/8/15 "Third Review of Traffic Impact Study" from Frederick P. Clark Assoc., Inc
Memo dated 8/20/15 "Review of The Farms at Stony Hill" from Kleinfelder
Memo dated 9/3/15 "Response to Comments" from JLC Consultants

Representative for the Applicant, Nick Vitti and Mike Galante of Kleinfelder reviewed the most recent Traffic Analysis Report and took questions from the Commission. Mark Petroro of JMC spoke to the mitigation of the intersection of Vail & Benedict Roads.

No one from the Public spoke.

P. Rist closed the hearing.

BUSINESS MEETING:

Commission members present: P. Rist Chairman, J. Lennon, B. Legnard, K. Grant, E. Finch. L., D. Brown, Valenti was seated for S. Deuschle, J. Hancock, S. forman

MINUTES

Motion by K. Grant seconded by J. Lennon to approve minutes of the 8/11/15 meeting. Motion passed unanimously.

RECEIVED
2015 SEP 10 A 9:18
TOWN OF BETHEL
TOWN CLERK

INVOICES

Motion by K. Grant seconded by J. Lennon to approve invoice in the amount of $6,000 to Planimetrics for draft of Subdivision/Wetlands Regulations
Motion passed unanimously.

WORK SESSION

MONOCRETE /12 TROWBRIDGE DRIVE/SITE PLAN/ SPECIAL PERMIT CREMATORY

Commission members discussed the site plan application in relation to the criteria for approval of a special permit of the zoning regulations. Chairwoman Rist asked for a show of hands to determine a consensus. The Commission requested Staff to prepare a resolution, reflecting the hand vote (3 in favor, Legnard/Grant/Lennon, 4 opposed, Valenti/Brown/Finch/Rist) to deny the Application which will be voted upon at the September, 22nd, 2015 meeting.

MONOCRETE /12 TROWBRIDGE DRIVE/APPLICATION FOR APPROVAL OF PLOT OF LAND

The Commission incorporated all of their Worksession comments from the Special Permit discussion to this application's record.

ROUTE 6 EXCHANGE/ SITE PLAN/SPECIAL PERMIT

The Commission discussed the merits of the Application and reached a consensus. The Commission requested that Staff draft a resolution of approval for the Application which will be voted on at the September 22nd, 2015 meeting.

NEW BUSINESS

STECK/131 PUTNAM PARK ROAD/RESUBDIVISION

Motion by K. Grant, seconded by J. Lennon to accept the Application, set a Public Hearing date for October 6th, 2015 and refer to appropriate departments.
Motion passed unanimously

TOWN OF BETHEL/SPRING HILL LANE/HOYTS HILL/PUMP STATION/SITE PLAN/SPECIAL PERMIT

Motion by R. Legnard, seconded by K. Grant to accept the Application, set a Public Hearing date for October 2nd, 2015 and refer to appropriate departments.
Motion approved unanimously

BOND RELEASE:

Timber Oaks/ Grassy Plain Street
Motion by K. Grant, seconded by J. Lennon to release a final bond in the amount of $21,632.00
Motion approved unanimously

8-24 REQUEST

Solar Farm/ Sympaug Park Road. For a Site Plan/Special Permit for Solar Power generation.
The Commission requests that applicant present the information to them for consideration.
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Motion by P. Rist seconded by D. Brown to adjourn at 8:32 p.m.. Motion passed unanimously.

Respectfully Submitted,
Nancy LoBalbo
Nancy LoBalbo
Recording Secretary