



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUES

February 24, 2015

BETHEL MUNICIPAL CENTER  
DENIS J RIORDAN – ROOM D 7:00

### PUBLIC HEARINGS:

WHITEACRE OF BETHEL INC/GRAND STREET/THE GRAND  
SITE PLAN/SPECIAL PERMIT/MAP AMENDMENT

P. Rist opened the public hearing by having the legal notices read. The following correspondence was submitted for the record:

Bethel Ladder truck turning plan dated 2/24/15 by B. Doto, P.E.  
Traffic review dated 2/24/15 by Fredrick Clarke Associates, Town Consultant  
Bethel Health Department memo dated 2/24/15  
Traffic report by Tighe & Bond dated 1/12/15  
Engineer review, Wright Pierce, Town Consultant  
Certification of notification of adjoining property owners  
Staff report, S. Palmer Planning & Zoning Director dated 2/24/15  
Memo from Lt. Richard Dickinson, Bethel Police Commission dated 1/21/15  
Fire Marshall memo dated 2/23/15  
Supplemental report GEI Consultants, LEP 2/18/15  
Assistant Fire Chief memo received 2/20/15  
Landscape plan. Dated 2/19/15, B. Doto P.E.

Attorney P. Olson was present for the applicant and reviewed with the Commission the proposal to develop 2.5 acres of property into a 26 unit apartment complex with associated amenities. A map amendment is requested to change the zoning designation from RMO to Village Center overlay zone. Maura Newell Juan, Seventy2 Architects reviewed with photo's the existing neighborhood and explained the proposed architecture of the structure. Ben Doto, P.E. reviewed the existing drainage of the site, proposed improvements, parking layout, sidewalks, excavation and access. Ellen Hines, Landscape Architect reviewed proposed plantings, screenings and vegetation for proposed basin. The Commission has scheduled a site walk for March 7<sup>th</sup> at 9:30am.

Those who spoke:

**RECEIVED**

2015 FEB 26 A 11: 02

TOWN OF BETHEL  
TOWN CLERK

Rob Stohl                    15 Grand Street  
Diane Gubbay              5 Division Street  
BJ Liberty                  8 Grant Street  
Andrew Kibedi              5 Division Street

The hearing was continued to March 24<sup>th</sup> at 7:00pm in order to allow applicant to review comments and incorporate them into the application.

### **BUSINESS MEETING:**

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

### **MINUTES**

Motion by S. Deuschle seconded by E. Finch to approve minutes of the 2/10/15 meeting.  
Motion passed unanimously.

### **INVOICES**

News Times \$1,307.60

Motion by S. Deuschle seconded by B. Legnard to pay invoices in the amount of 1,307.60 to the news times. Motion passed unanimously.

### **NEW BUSINESS**

ZONING AMENDMENT/MORATORIUM Section 8.11 ON ACCEPTANCE  
OF APPLICATIONS FOR A CREMATORY 4.3.C.10a And eliminate section 4.3.C.10a

Motion by J. Lennon seconded by K. grant to accept application and schedule a public hearing for April 14<sup>th</sup> 2015 and refer item to the appropriate agencies for review. Motion passed unanimously.

MONOCONCRETE/12 TROWBRIDGE DRIVE/SITE PLAN MODIFICATION

Motion by K. grant seconded by B. Legnard to accept the application and refer item to the appropriate departments for review. Motion passed unanimously.

ZONING AMENDMENT/ PRD/ SIDE YARD SETBACK REQUIREMENTS

Motion by J. Lennon seconded by K. Grant to accept application and refer item to appropriate agencies for review. Motion passed unanimously.

### **WORK SESSION**

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

B. Legnard recused, L. Valenti seated.

Motion by K. grant seconded by E. Finch to approve a special permit to allow the expansion of the parking at Frank A Berry School to be used by Circle of Friends preschool program on property located at 1 Whittlesey Drive, Assessors Map 39 Block 63 Lot 81 in the Educational Park Zone owned by the Town of Bethel with conditions. Motion passed. S. Deuschle abstained.

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

The Commission discussed the proposed outline of a resolution of approval. Item was tabled until the next meeting.

**OTHER BUSINESS**

Transit Oriented Development – study funding

S. Palmer reviewed with the Commission the State of Connecticut's awarding of partial funding for further study needs pertaining to the Transit Oriented Development District. S. Palmer reviewed with the Commission the possible funding from the Affordable Housing Trust account. Motion by B. Legnard seconded by K. Grant to allow up to \$150,000.00 to be used in conjunction with the approved grants to complete the study. Motion passed unanimously.

Motion by K. Grant seconded by S. Deuschle to adjourn. Motion passed unanimously.

Respectfully submitted,

  
Beth Cavagna  
Land Use