



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

March 24th, 2015

BETHEL MUNICIPAL CENTER

DENIS J RIORDAN – ROOM D 7:00

### PUBLIC HEARING CONTINUED:

#### WHITE ACRE OF BETHEL INC/ GRAND STREET/ THE GRAND/ MAP AMENDMENT/SITE PLAN /SPECIAL PERMIT

R, Leganrd called the meeting to order. Correspondence entered into the record:

- Letter to Mrs. Pat A. Rist dated 3/16/15 from Benjamin V. Doto, III, P.E., 248 Main Street, Danbury, CT Re: The Grand/Grand St. & Diamond Ave.
- Letter to Steve Palmer dated 3/17/15 from Elisa A. Volpati, AIA – Mark Goodwin, AIA, Village District Consultants entitled Grand Street-Multifamily, Bethel, CT
- Letter to Steve Palmer dated 3/20/15 from Maura Newell Juan, AIA, 72 Architects, 248 Main St., Danbury, CT with attachment

Attorney Peter Olson, Land Use & Conservation Counsel, Bethel, CT represented the Applicant. Attorney Olson stated that sewer allocation for this project has been approved by PUC. Environmental issues are still under review by Bethel Health Dep't and DEEP and White Acre has voluntarily entered the DEEP Compliance Program.

Maura Newell Juan, AIA, reviewed 72 Architects responses to the Village District Consultants recommendations.

Benjamin V. Doto, P.E., reviewed responses to the Engineering and Fire Marshall reviews.

Ellen Himes, Landscape Architect reviewed revisions to plantings and landscape design.

Those who spoke:

Cindy Keane                    14 Grand Street

A site walk was set for April 7<sup>th</sup>, 2015 at 6:00 p.m.

The Public hearing was continued to April 14<sup>th</sup>, 2015

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TOWN OF BETHEL  
TOWN CLERK

## **BUSINESS MEETING:**

Commission members present: B. Legnard, D. Brown, J. Lennon, K. Grant, S. Forman, L. Valenti. S. Deuschle , E. Finch, J. Hancock .

## **MINUTES**

Motion by K. Grant seconded by J. Hancock to approve minutes of the 3/10/14 meeting. Motion passed. (8-0-1) E. Finch abstained.

## **INVOICES**

Motion by J. Lennon seconded by K. Grant to approve invoices in the amount of **\$8572.72 to Frederick Clark** for The Grand, **\$1,822.64 to Frederick Clark** for Bethel Crossings, **\$2,315.00 to Kleinfelder** for Bethel Crossings and **\$3,230.00 to Northwest Conservation District** for Bethel Crossing.

Motion passed unanimously.

## **WORK SESSION:**

### **TOLL BROTHERS CT/MAPLE AVENUE EXTENSION/MAPLE AVENUE/MAP AMENDMENT SUBDIVISION/SITE PLAN SPECIAL PERMIT.**

Motion by D. Brown, seconded by S. Deuschle to Approve an amendment to the zoning map to apply the Design Conservation District (DCD) overlay to property located at 77, 79, 80 Maple Avenue and 1,02-08, 03-09, 11 Maple Avenue Extension, owned by Anthony J. Nazzaro and Constance M. Nazzaro, in the underlying residential R-10 Zone, as shown on a map entitled "Zone Change Map, Bethel Crossing, Maple Avenue Extension and Plumtrees Road, Bethel, Connecticut", prepared by Milone & MacBroom, dated August 6, 2014", subject to conditions 1,2 & 3.

The Commission has carefully reviewed all aspects of the proposed zone change and have determined that designating the property as Design Conservation District will allow for the preservation of open space, reduced infrastructure needs, and promote a more sustainable development of the property. This decision is in accordance with the comprehensive plan for the town and consistent with the 2007 Bethel Plan of Conservation and Development.

Motion Approved Unanimously.

Motion by J. Hancock, seconded by S. Deuschle to Approve a subdivision and special permit for excavation and fill activity to permit a new 71 lot residential single family development in accordance with the Design Conservation District regulations on property located at 77,79, 89 Maple Avenue and 1, 02-08, 03,09, 11 Maple Avenue Extension, owned by Anthony J. Nazzaro and Constance M. Nazzaro, subject to conditions 1 through 21.

The Commission stated upon its records that the development of the proposed subdivision and its improvements will not exert a detrimental effect on neighboring properties or the surrounding district. The plans are in substantial conformance with the Subdivision and Zoning Regulations of the Town of Bethel. Furthermore, the Commission has carefully reviewed the plans and has determined that the waiver requests are appropriate, proposed with sound engineering, and will not adversely impact the health, safety and welfare of the development or the surrounding neighborhood.

Motion Approved Unanimously

#### MONOCRETE/12 TROWBRIDGE DRIVE/ SITE PLAN MODIFICATION

Attorney Peter Olson, Land Use & Conservation Counsel, Bethel, CT represented the property owner.

Entered into the record:

- Letter to Pat Rist dated 3/19/15 from Peter S. Olson, Land Use Conservation Counsel, Bethel, CT Re: B. Shawn McLaughlin, 12 Trowbridge Drive, Request for Approval of field Modifications to Site Plan.
- Letter to Peter Olson, Esq dated 1/30/15 from Michael J. Mazzucco, P.C. 19A ta'Agan Point Road, Danbury, CT. , Re: 12 Trowbridge Drove, Bethel (Momo-Crete, Inc.)
- Memo to Denis Riordan, Chairman, Planning & Zoning Commission dated 12/8/98 from Hem Khona, P.E., Public Works Director/Town Engineer, RE: Bond release-Momocrete Steps, Shawn McLaughlin, Lot 20-A, Trowbridge Drive with attachments
- General Inspection Report, Monocrete Steps, 12 Trowbridge Drive, dated 12/7/98 by Floyd R. Banzhaf.

Attorney Olson stated that the property owner is requesting approval for field changes which were made subsequent to site plan approval. These changes were approved and supervised by the Planning & Zoning Department in 1998 and a temporary Certificate of Occupancy was then issued. The Applicant has now provided a current as-built survey by Michael Mazzucco, P.E. and requests that the Commission approve the as-built plan as field modifications to the approved site plan for a Certificate of Occupancy.

Motion by B. Legnard, seconded by K. Grant to Approve a Site Plan Modification and request that Staff administratively issue a Zoning Compliance certificate for a final Certificate of Occupancy.

Motion Approved.

8 in favor – 1, D. Brown opposed.

#### OTHER BUSINESS:

#### 36 STONY HILL/ MAPLEWOOD /CONCEPTUAL SITE PLAN

Andrew Deery, Project Manager, presented the conceptual design plan with renderings to the Board. Entered into the record:

- “The Farms at Stony Hill, 36 Stony Hill, Bethel, CT dated 3/20/15, Issued for preliminary P&Z Review”

The applicant is proposing for preliminary review a Mixed Use development with 117 residential units and a commercial building located in front on Stony Hill Road.

In attendance and discussing the merits of the proposed project were:

- Ray Sullivan, The Sullivan Architectural Group, 1226 Post road, Fairfield, CT
- Earl Goven, Blades and Goven, Landscape Architects, 60 Thorpe Street, Fairfield, CT

The Board commented on the proposal.

### TOD – RFP

Steve Palmer, Planning & Zoning Director provided the Board with a copy of “Request For Proposals, for the preparation of a Bethel Center Transit Oriented Development Plan in Bethel, Connecticut.” for their review. A discussion ensued.

### Request for Waiver – Subdivision- Building Permit

The Board reviewed a letter dated 3/17/15 from John Todd, Owner of the approved Chelsea Road 3 lot subdivision. Mr. Todd requested a waiver to obtain a building permit for a model home while construction of the roadwork is taking place.

Motion by J. Lennon, seconded by K. Grant to approve a waiver of Subdivision Regulations Sec. 95-3 J (1) for Chelsea Road, 3 lot subdivision.

Motion Approved unanimously.

### 9 CHESTNUT STREET/SPAIN

S. Palmer, Planning & Zoning Director presented the Board with plans for an addition to the Spain Residence at 9 Chestnut Street, seeking an opinion of the changes in roofline to a home in the VC zone. The Board came to a consensus regarding this issue and requested that Mr. Palmer administratively review this application for approval.

Motion to adjourn at 9:55 by K. Grant, seconded by E. Finch.

Respectfully Submitted,

  
Nancy R. LoBalbo  
Recording Secretary