



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES March 22, 2016 BETHEL MUNICIPAL CENTER DENIS J RIORDAN – ROOM D 7:00PM

PUBLIC HEARINGS CONTINUED:

BRUNO/240 GREENWOOD AVE/SITE PLAN/SPECIAL PERMIT
4 FAMILY/2 FAMILY

P. Rist opened the continued hearing. J. Bruno property owner was present and reviewed with the Commission overall changes made to the plan from comments made at the last meeting. M. Mazzuco, P.E. and Chris Busnell, BBS Designs, reviewed site plan and Architectural drawings with the Commission.

The following correspondence was submitted for review:

Memo dated 3/22/16 Department of Health L. Vasile
Memo dated 3/11/16, Police Department review of traffic accidents
Photo's of surrounding homes
Memo dated 3/22/16 from Wright Pierce Associates

Public Comments

Daniel Lacey	9 Blackman Ave
Kurt Schmidt	2 Blackman Ave
Argon Perrefort	6 Blackman Ave
J Davidson Brown	10 Blackman Ave
Mrs. Lowendler	238 Greenwood Ave
David Lowendler	238 Greenwood Ave
Lynn R?	241 Greenwood Ave

P. Rist closed the hearing.

PUBLIC HEARINGS

BETHEL POWER EQUIPMENT/6 FRANCIS J CLARKE CIRCLE/ACCESSORY
STRUCTURE/SITE PLAN

2016 MAR 23 P 2:32

TOWN OF BETHEL
TOWN CLERK

J. Lennon recused.

P. Rist opened the hearing by having the legal notice read. Mark Guss, property owner was present and explained to the Commission the need for storage of lawn mowers in a accessory structure. No plumbing or heating is anticipated at this time. The site plan does include a proposed parking plan if further extension of the parking area is needed.

Correspondence:

Staff report dated 3/22/16 S. Palmer, Planning & Zoning
Letter dated 3/4/16 from CCA Engineering verifying area of drainage

No one spoke in favor or against the application. P. Rist closed the hearing.

J. Lennon seated. L. Valenti and J. Hancock left meeting.

TEXT AMENDMENT/8.9 MOTOR VEHICLE GAS STATION LOCATION

P. Rist opened the public hearing. The text amendment is proposed to bring the Town of Bethel's Zoning Regulations in conformance with State Statues pertaining to locations of gas stations which were once the responsibility of the Zoning Board of Appeals.

Those who spoke:

Attorney Peter Olson 4 Stony Hill Road

P. Rist closed the hearing.

BUSINESS MEETING:

Commission members present: P. Rist Chairman, J. Lennon, B. Legnard, K. Grant, E. Finch, S. Deuschle, R. Tibbitts.

MINUTES

Motion by K. Grant seconded by J. Lennon to accept minutes of the 3/8/16 meeting. Motion passed unanimously.

INVOICES

Motion by B. Legnard seconded by J. Lennon to pay Invoice in the amount of \$46,899.00 to DPZ Associates for TOD Plan. Motion passed unanimously.

Motion by K. Grant seconded by E. Finch to add Text Amendment, and Bethel Power Equipment to work session. Motion passed unanimously

WORK SESSION

DRAPER/49 TAYLOR AVE/8-30G AFFORDABLE HOUSING APPLICATION

The Commission had no discussion of this item.

REGULATION AMENDMENT/8.9 A,B,C,D MOTOR VEHICLE/LOCATION APPLICATION

The consensus of the Commission was to request to have Staff prepare a resolution of approval for the next meeting.

BETHEL POWER EQUIPMENT/6 FRANCIS J CLARKE CIRCLE/ACCESSORY STRUCTURE/SITE PLAN

The Consensus of the Commission was to request to have Staff prepare a resolution of approval for the next meeting.

JAMES MACNICHOLL/49 BENEDICT ROAD/SUBDIVISION 2 LOTS

Item was tabled until the next meeting.

CORRESPONDENCE

8-24 bus shelter locations

Motion by J. Lennon seconded by K. Grant to issue a favorable report to the Board of Selectmen for the location and design of the Bus Shelters. Motion passed unanimously.

Subdivision regulations

S. Palmer presented the final draft of the subdivision regulations. A work session will be held on May 11th 2016 at 6:30pm with Glen Chalder , Consultant.

TOD Plan & Regulations

The TOD public hearing for adoption and finalization of the Plan will be held April 27th 2016 at 7:00pm in the General Purpose Room of the Municipal Center. The Session with be run by DPZ Associates.

Motion by J. Lennon seconded by K. Grant to authorize up to \$3,000.00 to be used from the Affordable Housing Trust Fund for expenses relating to DPZ Associates working with Staff and

the Commission pertaining to the proposed Form Base Code in the TOD Plan. Motion passed unanimously.

Motion to adjourn by K. Grant, seconded by J. Lennon. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna