



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

April 12th, 2016

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

PUBLIC HEARING:

TOWN OF BETHEL/1 WHITTLESEY DRIVE/BERRY SCHOOL PARKING/SITE PLAN

P. Rist opened the Public Hearing. K. Grant read the Legal Notice and Memo from Beth Cavagna dated 4/12/16 into the record. T. Yonsky, Director of Fiscal Services, Bethel Public Schools and D. Virbickas, P.E., Artel Engineering were present for the Applicant. Ms. Yonsky reviewed the collaboration between the Board of Education and the Public Works Department to create an alternative to their previously proposed parking plan located at Berry School.

The current plan calls for twenty-two (22) additional spaces to be proposed on the eastern side of the building with improved access by the removal of the existing island, relocation of a fire hydrant, improved sidewalks and clearly defined crosswalk areas together with lighting. D. Virbickas reviewed the technical aspects of the Proposed East Parking Area ,Site, Grading, and Drainage Plan Rev. dated 4/12/16 with the Commission. The Director of Public Works, Doug Ardnt, has reviewed the drawings for stormwater management and construction and will be responsible for insuring that the site is constructed according to the plan.

The following correspondence was submitted for review:

Site Drainage Report Berry School Parking Whittelsey Drive dated March 2016.
Response for request to review by Lt. R. Dickinson, Bethel Police Department dated 4/12/16
Memo from T. Galliford, Fire Marshal

The Commission discussed the merits of the proposed plan.

No One Spoke

P. Rist closed the hearing.

R. Legnard was seated at this time.

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TOWN OF BETHEL
TOWN CLERK

WORK SESSION:

Commissioners in attendance: Chairwoman P. Rist, K. Grant, J. Lennon, S. Deuschel, E. Finch, K. Parsons. Beth Cavagna, Assistant Planning and Zoning Official.

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

J. Lennon recused.

Motion by R. Legnard, seconded by K. Grant to approve a site plan and special permit application to perform excavation and fill activity and to construct a new 2 story, 2,300 s.f. accessory building for warehousing of equipment and merchandise on property located at 6 Francis Clarke Circle, Assessors Tax Map 10, Block 23, Lot 150-30 , owned by Turtle Rock Realty, with Stipulations.

Motion Approved Unanimously.

J. Lennon seated.

TEXT AMENDMENT/8.9 MOTOR VEHICLE GAS STATION LOCATION

Motion by J. Lennon, seconded by S. Deuschle to approves a text change to Section 8.9 of the Zoning Regulations as shown on document entitled "Motor Vehicle Location, Proposed Text Amendment dated April 12th, 2016 to become effective on May 1, 2016.

Motion Approved Unanimously.

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

Motion by S. Deuschle, seconded by K. Grant to approve a site plan and special permit to allow the construction of a new 3 family dwelling on a proposed lot resulting from a proposed first cut, the conversion of a two story detached garage/barn into a two family dwelling, and associated site improvements on property located at 240 Greenwood Avenue, owned by Jeffrey Bruno/Codfish Hill Construction, LLC, Assessors Map 15, Block 15, Lot 11 in the RM) Zone, subject to Stipulations.

Motion Approved Unanimously.

E. Finch recused. S. Deuschel recused. K. Parsons seated for E. Finch

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

The Commission has set a Special Meeting for April 18, 2016 at 7:00 p.m., Meeting Room D for discussion of this item.

JAMES MACNICHOLL/ 49 BENEDICT ROAD/ SUBDIVISION 2 LOTS

Tabled to next regular meeting on May 10th, 2016.

E. Finch seated. S. Deuschel seated.

MINUTES

Motion by K. Grant seconded by J. Lennon to accept minutes of the 3/22/16 meeting. Motion passed unanimously.

NEW BUSINESS

Motion by K. Grant, seconded by S. Deuschel to accept New Business for Carruthers at 7 Vera Drive for a Special Permit/Accessory Apartment, set a Public Hearing date for May 10, 2016 and refer application to appropriate departments.

Motion passed unanimously.

Motion by K. Grant, seconded by J. Lennon to accept New Business for Codfish Hill Construction & G&L Carpentry LTD at 11 Henry Street for a Site Plan /Special Permit, set a Public Hearing date for May 24, 2016 and refer application to appropriate departments for comment.

Motion Passed Unanimously

Motion by K. Grant, seconded by S. Deuschel to cancel the Planning & Zoning Commission Regular Meeting of April 26, 2017 and set a Special Meeting on April 27th, 2016 at 6:30 p.m. in Meeting Room D.

Motion Passed Unanimously.

Motion by J. Lennon, seconded by P. Rist to declare Null and Void Planning & Zoning Special Permit/Accessory Apt. approval for Delmonaco, 39 Turkey Plain Road, dated September 23rd, 2014. The Special Permit is declared null & void due to non-compliance with Sec. 3.6.C of the zoning regulations.

Motion Approved Unanimously.

R. Legnard recused

Motion by J. Lennon, seconded by K. Grant to add to Agenda Worksession:

Town of Bethel, 1 Whittelsey Drive, Berry School Parking Plan. A consensus has been reached by the Commission to request Staff to draw up a resolution of approval for the next Regular Meeting on May 10, 2016.

Motion Passed Unanimously.

R. Legnard seated

PUBLIC COMMENT

B.J. Liberty

8 Grand Street

Motion by K. Grant, seconded by R. Legnard to Ajourn at 8:59.
Motion Approved Unanimously

Respectfully Submitted

Nancy R. LoBalbo

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Recording Secretary