



# PLANNING & ZONING COMMISSION

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

**PLANNING & ZONING COMMISSION  
MINUTES  
June 28<sup>th</sup>, 2016  
BETHEL MUNICIPAL CENTER  
DENIS J RIORDAN – ROOM D 7:00PM**

P. Rist called the meeting to order at 7:02 p.m.

Commission members present::P. Rist, Chairwoman; R.Legnard, K. Grant, K.Parsons, K.Grant, E Finch,L. Valenti, J. Hancock B. Cavagna, Interim Planning & Zoning Official.

**PUBLIC HEARING CONTINUED:**

11 HENRY STREET /SITE PLAN/SPECIAL PERMIT//3 FAMILY IN RMO ZONE

P. Rist went on record to note that she had reviewed all information from the public hearing on 6/14/16.

Correspondence:

- Memo from L. Vasile, Director of Health, Bethel Health Department dated 6/28/16.

M. Mazucco, P.C., representing the applicant, presented revised plans dated 6/23/16 in response to comments made by Commission members and public at the public hearing on June 14<sup>th</sup>, 2016

Those who spoke:

Olga REXVAYA	9 Henry Street
Celia Pasquarella	11 Oakland Heights
Rob Schweitzer	88 South Street
Marie Ann Gajdosik	Long Meadow Lane
Dan Kelly	6 Henry Street

Photos by Olga REXVAYA entered into the record.

P. Rist closed the public hearing.

**PUBLIC HEARINGS:**

DR. JAMES HATT/LONG MEADOW LANE/SPECIAL PERMIT/REAR LOT

K. Grant read the legal notice. R. Legnard read the Staff Report dated 6/28/16.

RECEIVED

2016 JUN 30 P 2:26

TOWN OF BETHEL  
TOWN CLERK

B. Cavagna, Interim Planning & Zoning Official noted for the record that contrary to her Staff Report, no report from the Health Department has been received as yet.

P. Olson, Attorney, Land Use & Conservation Counsel and M. Mazzucco, P.C. represented the applicant. Attorney Olson provided certification of notification of abutting property owners for the record.

The applicant is requesting a special permit under Sec. 3.2.C.2 for a rear lot in the R-80 zone. The special permit calls for the lot to be double the lot area requirement for the zone, 25 foot frontage for accessway located between 2 conforming lots with a paved a minimum of 12 feet in width and not to exceed a grade of 12%. The lot is proposed to be served by well and septic.

A permit was issued by the Inland Wetlands Commission dated 6/27/2016.

Attorney Olson provided the history of the property and its association with Long Meadow Lane. M. Mazzucco reviewed the plan with regard to septic, vegetation clearing and accessway.

Correspondance;

- Town of Bethel Zoning Regulations Sec. 3.2.C Permitted by Special Permits
- Memo from S. Palmer, former Planning and Zoning Director "Re: Briarcliff Manor-Lot division and Right of Way" dated 3/29/16

Those who spoke:

Ellen Hentschel	44 Long Meadow Lane
Jeanine Sullivan	13 Briarcliff Manor
Steve Sullivan	13 Briarcliff Manor
Joan Dudics	29 Long Meadow Lane
Tim Dudics	29 Long Meadow Lane
Marie Ann Gajdosik	Long Meadow Lane

Mr. Mazzucco and Attorney Olson responded to questions from the Commission and from the public.

A Site Walk is scheduled for Wednesday, July 6<sup>th</sup>, 2016 at 6:30 p.m to meet at Briarcliff Manor cul de sac.

P. Rist continued the public hearing to July 12<sup>th</sup>, 2016.

#### RJ 'S AUTO SERVICE LLC / 18 TAYLOR AVE/ SPECIAL PERMIT

K. Grant read the legal notice.

R. Legnard read the Staff Report by B. Cavagna, Interim Planning & Zoning Director dated 6/28/16.

Attorney P. Olson represented the applicant and provided certification of notification to adjoining property owners. Attorney Olson stated that the property is in the industrial zone and the proposed use for automotive repair is consistent with the criteria for use in that Zone.



that the Commission authorize the Planning & Zoning Department Interim Director issue a Zoning Permit for 14 Depot Place.

In response to Attorney Olson's research, The Commission came to a consensus that the property owner at 14 Depot Place may include the land area of the adjacent street when calculating density requirements and directed Staff to issue a Zoning Permit for the property.

Discussion TOD Plan & Regulation

Planning & Zoning Department is awaiting a final draft from DPZ.

Discussion of POCD RFP

B. Cavagna requested that L. Valenti assist in the drawing up of the RFP for this project.

Correspondence:

Letter dated 6/28/16 from Douglas Arndt, Director of Public Works that a bond reduction from \$505,419. to \$195,643 requested by Toll Brothers for Bethel Crossing, is acceptable to the Public Works Department.

Motion by R. Legnard seconded by E. Finch to release the amount of \$307,776.00 to Toll Brothers for bond reduction.

Motion approved unanimously.

Letter from Frank & Judith Saunders, owners of 17 Whitney Road, regarding issues arising from dust produced by Gault, Inc. masonry yard on Paul Street  
The Commission reached a consensus that Planning & Zoning Department issue a letter to Gault, Inc. requiring remediation in conformance with the terms of the Special Permit

RJ 'S AUTO SERVICE LLC / 18 TAYLOR AVE/ SITE PLAN/SPECIAL PERMIT

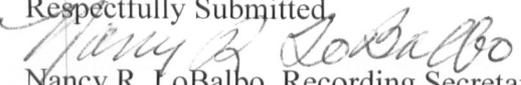
Motion by R. Legnard, seconded by K. Grant to approve a site plan/special permit for RJ's Auto Sales and Service LLC to conduct and automotive service business at 18 Taylor Ave in the Industrial Zone, Map 22, Block 21, Lot 45 owned Verdi Properties, LLC with conditions

Motion Approved Unanimously

The Commission stated that the proposed business will not exert a detrimental effect on neighboring properties or the surrounding district.

Motion to adjourn at 9:35 p.m. by L. Valenti, seconded by E. Finch  
Approved Unanimously

Respectfully Submitted

  
Nancy R. LoBalbo, Recording Secretary