



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION AGENDA

January 24<sup>th</sup> 2012

DENIS J RIORDAN – ROOM D 7:00pm

### BUSINESS MEETING:

Commission members present: P. Rist, Chairman, Sandi Forman, P. Valenti, J. Lennon, B. Legnard, E. Finch, S. Deuschle. S. Deuschle was seated for D. Shannon.

### 8-24 REFERRAL DEMOLITION OLD BETHEL TOWN HALL SCHOOL STREET/ LIBRARY PLACE

First Selectman M. Knickerbocker was present to answer questions about the 8-24 referral of demolition of the old Bethel Town Hall located at the intersection of School & Library Place. The Commission reviewed the following information:

Memorandum dated 5/4/11 from Milone & MacBroom Calculation and Supply Study  
Parking calculation tabulation for original approval of the Library addition

Cost estimate prepared by the Public Works Department for demolition & parking lot  
construction dated 1/24/12

Cost estimate prepared by the Public Works Department for Town Hall renovations dated  
1/24/12

Letter dated 1/20/12 from Jenny Elizabeth Tesar, 97a Chestnut Hill Village

Those who spoke:

Jane Bickford	3 Vera Drive
Linda Curtis	36 Idlewood
Don Goodrich	6 Aunt Patty's Lane West
Tim Draper	36 Aunt Pattys Lane west
Donna Boylan	2 Library Place
Tia Murphy	37 Linda Lane

The Commission reviewed the comments, discussed the proposal and came to a consensus. Motion by P. Rist seconded by B. Legnard to issue a favorable report on the demolition of the Old Bethel Town Hall. Motion passed. (6-1) J.Lennon – no

The Commission took a brief recess.

RECEIVED

2012 JAN 25 P 1:30

TOWN OF BETHEL  
TOWN CLERK

**PUBLIC HEARING:**

**MICHAEL RIZZO & STEPHAN POLIZZO/225&227 GREENWOOD AVE  
ZONE CHANGE RMO TO VC**

P. Rist opened the public hearing and immediately continued it to the 2/15/12 meeting due to an error of publication.

**TEXT AMENDMENT/RTE 6 ZONE/RMS CONSTRUCTION LLC  
SEC. 4.3.(I).(3); ADD 4.3.(I) (4)**

P. Rist called the hearing to order. The following correspondence was submitted for the record:

Report dated 1/24/12 fro S. Palmer, Planning & Zoning Official

Letter dated 1/24/12 from Roy E Steiner, Village square Inc.

Minutes of the Public Utilities Commission dated 1/23/12

Report by Do H. Chung and Partners reference to How Text amendment addresses objectives of zone

Packet from Land Use & Conservation counsel Attorney Peter Olson with attachments.

Attorney P. Olson was present for the applicant and reviewed the proposed text amendment. R. Salvatore Representative from RMS Construction presented economic development and fiscal impact of the proposed text amendment. Planning design was addressed by Do H Chung, AIA and D. DiVesta P.E reviewed sewer water and drainage concepts.

Those who spoke:

Gary Krubeski

82,84,86 Stony Hill Road

Richard Sonne

191 Old Hawleyville Road

P. Rist closed the hearing.

**BUSINESS MEETING CONTINUED**

**MINUTES**

Motion by J. Lennon seconded by P. Valenti to approve minutes with amendment that B. Legnard was in attendance and was recused for the discussion of 80 South Street. Motion passed unanimously.

**PLANNING & ZONING OFFICIAL REPORT**

The Commission discussed whether or not a hookah Lounge is allowed under the zoning regulations. It was the consensus of the Commission that under the present regulations the use is not allowed.

The Commission set a public meeting for 2/7/12 at the Stony Hill Fire House at 7pm to have public input and discussion on the proposed curb cut Plan developed by HVCEO.

Motion by B. Legnard seconded by S. Deuschle to adjourn. Motion passed unanimously.

Respectfully submitted,

*Beth Cavagna*  
Beth Cavagna

Land Use Coordinator