



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

March 27, 2012

DENIS J RIORDAN – ROOM D 7:00pm

### PUBLIC HEARING:

TOWN OF BETHEL/PARK & RECREATION/OLD HAWLEYVILLE ROAD  
PULLEN FIELD RENOVATIONS/SPECIAL PERMIT

P. Rist opened the public hearing. E. Earle, Park & Rec Director was present for the application which is to allow lighting and construction of a press box for Pullan Field located on Old Hawleyville Road. A report dated 3/27/12 from S. Palmer, Planning & Zoning Official was submitted. E. Earle reviewed the project with the Commission and stated that there have been no issues with the present agreement on use of lights at Mitchell Park. No one spoke in favor or against the application. P. Rist closed the public hearing.

### BUSINESS MEETING

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

### MINUTES

Motion by B. Legnard seconded by J. Lennon to accept minutes with correction to show K. Grant was present for the meeting. Motion passed unanimously.

### WORK SESSION

Motion by B. Legnard seconded by K. Grant to add Pullan Field to the agenda. Motion passed unanimously.

Motion by P. Rist seconded by E. Finch to move Pullan Field to the next item on the agenda. Motion passed unanimously.

The Commission discussed the proposal and felt that the proposed improvements will have minimal impact on the surrounding area.

Motion by B. Legnard seconded by K. Grant to approve a special permit for construction of a press box and addition of lighting to Pullan Field located on 164/168 Old Hawleyville Road with stipulations. Motion passed unanimously.

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TOWN OF BETHEL  
TOWN CLERK

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

L. Valenti was seated for D. Brown.

The Commission held a lengthy discussion on the application. Motion by K. Grant seconded by B. Legnard to approve an amendment to the official zoning map changing the zoning designation on a property located at 225 & 227 Greenwood Ave Assessors Map 22, Block 14, lot 12 & 11 from Residential Multi Office to Commercial with reasons.. Motion passed. (5-2) P. Valenti, L. Valenti opposed.

**OTHER BUSINESS**

The item has been turned over to Town Counsel.

S. Deuschle requested that the Village Center Zone and Commercial & Village Center regulations be placed on the agenda for the next meeting.

Motion to adjourn by K. Grant seconded by B. Legnard. Motion passed unanimously.

Respectfully submitted,

*Beth Cavagna*

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Land Use Coordinator