



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

June 26, 2012

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS

BRIDGEPORT ROMAN CATHOLIC/36 STONY HILL RD &/DIOCESAN CORPORATION
15,17,19,21 HAWLEYVILLE RD/ZONE CHANGE/MAP AMENDMENT

P. Rist called the hearing to order by having the legal notice read. The following correspondence was submitted for the record:

Report dated 6/26/12 by S. Palmer Planning & Zoning Official with the following attachments
Bridgeport Roman Catholic Diocesan Corporation reasons for proposed Zone Change Map

Letter from Tony's Restaurant dated 6/26/12

Letter dated 2/7/80 of approval from the Planning & Zoning Commission to Diocese

Letter dated 6/25/80 from the Planning & Zoning Commission to Thomas J Dolan

Map from land records 1979 map 52

GIS map Route 6 area dated 6/26/12 Figure 16, from the Route 6 Study of 2007

Route 6 Study of 2007

HVCEO notice of receipt and response letter

Certification of notification to adjoining property owners dated 6/7/12 from Attorney F. Collins

Letter dated 6/25/12 from Frank Briscoe, 29 Hawleyville Road

Concept plan prepared by B. Doto dated 4/10/12

Attorney Francis Collins and Thomas Beecher were present for the applicant and reviewed the history of the property, the reason for the proposed map amendment, along with and how it is in conformance with the Plan of Conservation and Development. B. Doto, P.E. reviewed the concept plan with the Commission.

Those who spoke:

Gary Lewis	30 Hawleyville Rd
Maria Woods	8 Hawleyville Rd
Richard Kelly	7 McNeil Rd
Michael Huff	8 Hawleyville Rd
Jim Kotch	21 McNeil Rd
Sue Gartner	Hawleyville Rd
Martin Rickert	15 McNeil Rd
Laura White	17 McNeil Rd
Peter Mellow	11 McNeil Rd

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TOWN OF BETHEL
TOWN CLERK

The Commission reviewed the application with the applicant and discussed various comments made during the hearing. P. Rist closed the public hearing.

BUSINESS MEETING

Commission members present: P. Rist Chairman, P. Valenti, J. Lennon, B. Legnard, K. Grant, S. Foreman, Earl Finch, S Deuschle. S. Deuschle was seated for D. Brown.

MINUTES

Motion by J. Lennon seconded by S. Deuschle to approve minutes of the June 12th meeting. Motion passed (5-0-2) P. Valenti and E. Finch abstained.

INVOICES

Motion by J. Lennon seconded by B. Legnard to pay News Times the amount of \$2,657.26 for legal notice fees. Motion passed unanimously.

NEW BUSINESS

BETHEL WOODS (THE GLEN)/74 NASHVILLE ROAD SPECIAL PERMIT/SITE PLAN/ZONE CHANGE

The Commission discussed the request of the applicant for the previously approved zone change to stand. Under the Town of Bethel's present zoning regulations a site plan application is to be presented to the Commission within 12 months or the one change will be come null and void. The consensus of the Commission was that the applicant will have to apply for a zone change and site plan.

Motion by K. Grant seconded by J. Lennon to schedule a public hearing for Bethel Woods on 7/24/12 refer the item to the appropriate departments for review. Motion passed unanimously.

OTHER BUSINESS

Sal's Pizza Greenwood Ave

The Commission reviewed a proposal for out door/3 Seasons seating. It was the consensus of the Commission to refer the item to the Department for approval provided that parking requirements can be met as presented by B. Doto, P.E.

CORRESPONDENCE

Letter received from Toll Brothers dated 6/11/12. The Commission reviewed the response from Toll Brothers and referred the matter to the Department.

BOND RELEASE

238 Old Hawleyville Road

The Commission referred the release to the Department to verify the new requirements for bonding under Ct State Statues which will allow most of the bond to be released at this time.

PLANNING & ZONING OFFICIAL REPORT

The Commission discussed year end issues that are outstanding. Due to time constraints and statutory requirements the zoning regulations and mp printing will not be completed.

Motion by K. Grant seconded by P. Valenti to request the Finance Office to encumber funds from the present 2011-2012 budget in the amount of \$3,000.00 and \$1,000.00 in order to complete printing of the regulations and accompanying maps. Motion passed unanimously.

PUBLIC COMMENTS

B.J. Liberty Grand Street

Motion to adjourn by P. Rist, seconded by everyone. Motion passed unanimously.

Respectfully submitted,

Beth Cavagnò
Beth Cavagnò

Land Use Coordinator

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