



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

July 24th 2012

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS

BETHEL WOODS/74 NASHVILLE RD/ZONE CHANGE/SITE PLAN/SPECIAL PERMIT

P. Rist opened the public hearing the following correspondence was submitted for the record:

Staff report dated 7/24/12 by S. Palmer Planner
Memo from B. Dwinells, Public Works Department
Fire Marshall memo dated 7/20/12
Insite Engineering earthworks narrative dated 6/20/12
Bethel Health Department review dated 7/19/12
Certification of notifications to adjacent property owners.

M. Blum, Attorney N. Marcus, J. Contelmo P.E. were present for the applicant and reviewed the proposal which consists of an application for a Zone change from R-10 with a DCD overlay, and a site plan special permit to construct 31 units and earth processing associated with the construction of those units.

Those that spoke:

Diane Carlino 93 Nashville Road
Attorney G. Cava representing a property owner within complex

The Commission reviewed the application and discussed elements with the applicant including landscaping, phasing and completion. P. Rist closed the hearing.

BUSINESS MEETING

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

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TOWN OF BETHEL
TOWN CLERK

MINUTES

Motion to approve minutes of the July 10, 2012 by B. Legnard seconded by K. Grant. Motion passed unanimously.

NEW BUSINESS

DEER RUN/STARR LANE/COUNTRY WAY/ (AKA Old World Subdivision)
SUBDIVISION/SPECIAL PERMIT

Motion by K. Grant seconded by J. Lennon to accept application and schedule a public hearing for September 11th and refer item to the appropriate Departments for review. Motion passed unanimously. It was noted that there will be a site walk on August 15th at 6pm if any Commission members wish to visit the site.

WORK SESSION

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

Noted for the record was that D. Brown and B. Legnard have listened to the tapes of the previous meeting.

Motion by J. Lennon seconded by S. Deuschle to approve an amendment to the official zoning map of the Town of Bethel from the Residential R-20 Zone to Commercial route 6 Business Zone on property consisting of 3.92 acres located at 36 Stony Hill Road and lot 15,17,19 and 21 Hawleyville Road as shown on Tax Map 71, Block 109, Lots 07,06 and 06-1,06-2,06-3 ...as shown on a map dated 12/28/11 prepared by Jason Spath Jr. L.S. # 70136, of the Huntington Company LLC with reasons. Motion passed unanimously.

ZONING AMENDMENTS

SECTIONS: 4.3/6.2i (2)/6.j

Motion by K. Gant seconded by B. Legnard to approve amendments to the Zoning regulations under section 4.3, 6.2I (2) and 6.J effective August 15th 2012. Motion passed unanimously.

OTHER BUSINESS

The Commission discussed Sal's Pizza's proposed Consensus of the commission was to request that the proposed brick match existing, awning shall be one color and requested plantings in the landscaped island include a tree for buffer from the travel way, Staff will be responsible for final approval.

Motion by J. Lennon seconded by K. Grant to revisit Rte 6 Zone Change. Motion passed unanimously.

Motion by J. Lennon seconded by S. Deuschle to amend previous motion to read effective date August 15th 2012. Motion passed unanimously.

Motion to adjourn by J. Lennon seconded by K. Grant. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna

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Land Use Coordinator