



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

September 11th, 2012

DENIS J RIORDAN – ROOM D 7:00pm

R. Legnard called the meeting to order at 7:20 p.m.

PUBLIC HEARINGS

TOWN OF BETHEL/ROURKE FIELD/53 PLUMTREES ROAD/ILLUMINATED SCOREBOARD/SPECIAL PERMIT

R. Legnard opened the public hearing and the following correspondence was submitted for the record:

Certification of notifications to adjacent property owners.

Photos of Scoreboard

Eileen Earle, Town of Bethel Park & Rec. Director, was present for the application and reviewed the proposal which consists of an application for a Special Permit to allow an illuminated scoreboard (approx. 4'x12'x6") at Rourke Field.

Those that spoke in support of the application:

George Johnston 3 Brookview Court

The Commission reviewed the application and discussed elements with the applicant including size and location of scoreboard. R. Legnard closed the public hearing.

Deer Run Estate, Starr Lane/Country Way was postponed at this time until further notice.

BUSINESS MEETING

Commission members present: L. Valenti, J. Lennon, B. Legnard, E. Finch K. Grant, S. Deuschle, S. Forman. S. Forman was seated at this time.

RECEIVED

2012 SEP 13 P 2:12

TOWN OF BETHEL
TOWN CLERK

MINUTES

Motion to approve minutes of the August 21st, 2012 by K. Grant, seconded by J. Lennon.
Motion passed unanimously.

ACCEPTANCE OF NEW BUSINESS

RMS CONSTRUCTION/ 48-50 STONY HILL ROAD/SUBDIVISION/SITE PLAN/SPECIAL PERMIT.

This application was not accepted at this time.

WORK SESSION

Bethel Public Library/Greenwood Ave-Library Place/Conceptual/Special Parking.

The Board discussed the merits of modifications to Library Conceptual/Public Parking Plan.

Motion by K. Grant seconded by J. Lennon to add Town of Bethel/ Rourke Field/53 Plumtrees Road/Special permit to Agenda Worksession.

Motion passed.

TOWN OF BETHEL/ROURKE FIELD/53 PLUMTREES ROAD/ILLUMINATED SCOREBOARD/SPECIAL PERMIT

Motion by J. Lennon, seconded by K. Grant to APPROVE a Special Permit for an illuminated scoreboard for use by the Parks and Recreation Department for soccer games at Rourke Field on property located at 53 Plumtrees Road, Assessors Map 38, Block 72, Lot 112, in the residential R-40 Zone, owned by the Town of Bethel subject to the following stipulations:

1. The resolution of approval shall be filed upon the land records in the Town Clerk's Office prior to the issuance of construction permits. A copy of the filed resolution shall be submitted to the Planning & Zoning Department

CORRESPONDANCE

Letter of Extension – 22 Adams Drive – Resubdivision

The Applicant requested an extension of subdivision Approval which was granted in 2007
Motion by J. Lennon, seconded by E. Finch to grant an extension of 5 years, with the former stipulations to apply.

8-24 Oven Rock Partners-Reservoir Street.

S. Palmer, Planning & Zoning Official, read a letter addressed to Bethel Board of Selectmen from Jeff Davenport, Oven Rock Partners, LLC, into the record. Mr. Davenport was available to answer any questions raised by the Board.

The Board Of Selectman has requested that Planning & Zoning Commission review Mr. Davenport's proposal to eliminate the Board approved proposal for the construction of rental apartments on the corner of Reservoir St. & Knollwood Drive to be replaced with 3 conforming owner occupied single family homes, giving the remaining open space to the Town in consideration of \$160,000.00.

Motion by J. Lennon, seconded by L. Valenti to recommend a favorable review for the purchase of 62 Reservoir Street as open space and fund 10% of the purchase of the open space through the Open Space Fund.

Motion Passed Unanimously.

M. Principi - 10 Wooster St.- Special Permit

Mr. Principi has requested a 5 year extension of Special Permit Approval at 10 Wooster Street.

Motion by K. Grant, seconded by J. Lennon to Approve and extension of the Special permit for 2 years, until 2014.

Motion Approved Unanimously

PLANNING & ZONING OFFICIAL REPORT

S. Palmer, P&Z Official, spoke with the Board regarding continuing work the tigue & Bond sewer study and sewer allocation.

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

Respectfully submitted,



Nancy R. LoBalbo
Planning & Zoning Department Secretary