



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

September 25, 2012

BETHEL MUNICIPAL CENTER  
DENIS J RIORDAN – ROOM D 7:00pm

RECEIVED

2012 SEP 26 P 3 58

TOWN OF BETHEL  
TOWN CLERK

### BUSINESS MEETING

**Commission members present:** B. Legnard, Vice Chairman, D. Brown, J. Lennon, K. Grant. Deuschle was seated for P. Valenti.

### MINUTES

Motion by K. Grant seconded by J. Lennon to approve minutes of the 9/11/12 meeting. Motion passed unanimously.

### INVOICES

Motion by J. Lennon seconded by D. Brown to approve payment in the amount of \$365.10 to the News Times. Motion passed unanimously.

### ACCEPTANCE OF NEW BUSINESS

#### **ANTHONY & MIRELLA DELUCA/37 MAPLE AVE/6 UNIT 8-30G**

Motion by S. Deuschle seconded by J. Lennon to accept application and refer the item to the appropriate Departments for review and comment, public hearing is to be held on November 27<sup>th</sup> 2012 in the Riordan Meeting Room, Bethel Municipal Center. Motion passed unanimously.

#### **RMS BETHEL, LLC/48 STONY HILL RD/39 HAWLEYVILLE RESUBDIVISION**

#### **RMS BETHEL, LLC/48 STONY HILL RD/PARCEL B-1 SITE PLAN/SPECIAL PERMIT**

#### **RMS BETHEL, LLC/48 STONY HILL RD/PARCEL B-2 SITE PLAN SPECIAL PERMIT**

Motion by J. Lennon seconded by D. Brown to accept applications for resubdivision, site plan and special permits B-1 and B-2 and refer item to the appropriate departments PUC, Health, Fire Marshall., Building Official, Police Commission for review along with a request for special

Consultants SEA, engineering reviews and Michael Galante for traffic on behalf of the Town. A public hearing will be set for November 13<sup>th</sup> at 7pm in the Riordan Meeting Room D, Bethel Municipal Center. Motion passed unanimously.

### **BERKSHIRE INDUSTRIAL/IP ZONE/TEXT AMENDMENT**

Motion by J. Lennon, seconded by S. Deuschle to accept application and schedule a public hearing for November 13<sup>th</sup> 2012 at 7pm in Riordan Meeting Room D at the Bethel Municipal Center and refer item to the appropriate departments for review. Motion passed unanimously.

### **DEER RUN ESTATES/STARR LANE/COUNTRY WAY RESUBDIVISION/SPECIAL PERMIT**

Motion by J. Lennon seconded by S. Deuschle to grant an extension for Deer Run Starr Lane/Country Way provided that they meet the statutory time needed to notice the hearing scheduled for October 23<sup>rd</sup>. Motion passed unanimously.

### **OTHER BUSINESS**

Parking Plan/23 Stony Hill Road

The Commission reviewed the proposed improvements for 23 Stony Hill Road, It was the consensus of the Commission that the improvements will be in conformance with their planning principles and staff can work with the property owner on the proposed improvements.

### **Zoning Map Amendments**

The Commission reviewed their proposed zoning amendments that were proposed in June of this year, adjustments have been made based on input from the last hearing. Motion by S. Deuschle seconded by K. Grant to accept changes to the original proposal and schedule public hearing for October 23<sup>rd</sup> 2012 at 7pm to be held in Riordan Room D, Bethel Municipal Center. Motion passed unanimously.

Motion by J. Lennon seconded by S. Deuschle to add 46 Stony Hill Road, Assisted Living Site Plan amendment to the agenda. Motion passed unanimously.

Motion by J. Lennon seconded by K. Grant to place the amended site plan for entry to the project on the October 9<sup>th</sup> 2012 agenda for consideration. Motion passed unanimously.

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

Respectfully submitted,

  
Beth Cavagna

Land Use Coordinator