



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

October 23<sup>rd</sup> 2012

BETHEL MUNICIPAL CENTER

DENIS J RIORDAN – ROOM D 7:00pm

RECEIVED  
2012 OCT 26 P 2:15  
TOWN OF BETHEL  
TOWN CLERK

### PUBLIC HEARINGS

#### COMMISSION INITIATED/RMO/RR-10/C/VC/MAP AMENDMENT

P. Rist opened the public hearing by having the legal notice read. The following correspondence was submitted:

Staff report dated 10/23/12 with map attachment by S. Palmer Planning & Zoning Official.

S. Palmer Planner reviewed with the public the proposed amendments to the zoning map presented by the Planning & Zoning Commission. Those whom spoke:

Richard Lawlor	233 Greenwood Ave
David Mount	10 Grand St (submitted petition of support from neighbors)
Alan Liberty	8 Grand Street

P. Rist closed the public hearing.

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

E. Finch recused.

P. Rist opened the public hearing by having the legal notice read. The following correspondence was submitted for the record:

Report from S. Palmer Planning & Zoning Official received 10/23/12

Town Engineer report dated 9/4/12

Health Department memo dated 10/22/12

Fire Marshall 9/5/12 report

Police Department 10/20/12

Minutes from the Police Commission dated 10/17/12

Letter from Simon Wootton Country Way

Letter from Jeff Malo Starr Lane

Attorney P. Olson was present for the applicant and reviewed the history of the subdivision notification procedures followed, maintenance responsibilities of the detention basin and the

private Steck Road. D. DiVesta P.E. reviewed the present road system drainage and proposed soil & erosion control measures.

Those who spoke:

Joe Perry	21 Starr Lane
Attorney E. Bernheim	representing 26 Starr La
Carol Kubis	19 Starr Lane
Al Miehl	134 Putnam Park Road
Sandy ?	140 Putnam Park Rd
Fred DaSilva	19 Country Way
Shelia Strough	Country Way
John Heinitz	12 Country Way

The Commission requested that any outside consulting reviews for adjacent property owners be submitted by November 6<sup>th</sup> in order to allow response time for the applicant.

Discussion occurred pertaining to emergency access, open space, blasting , hours, material removal and existing conditions. P. Rist continued the hearing until November 13<sup>th</sup>.

Commissioner Finch seated.

### **BUSINESS MEETING**

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

### **MINUTES**

Motion by K. Grant seconded by S. Deuschle to accept minutes of the 10/11/12 meeting. Motion passed. S. Forman abstained

Motion by B. Legnard seconded S. Deuschle to approve minutes of the 9/25/12 meeting. Motion passed. P. Rist and S. Forman abstained.

### **ACCEPTANCE OF NEW BUSINESS**

#### **84 STONY HILL ROAD/SITE PLAN /SPECIAL PERMIT**

Motion by K. Grant seconded by J. Lennon to accept the Barnyard site plan, special permit application and schedule a public hearing for November 27<sup>th</sup> at 7pm and refer the item to the appropriate departments for review.

### **WORK SESSION**

Jennifer's Way – Extension

Motion by S. Deuschle seconded by S. Forman to grant an extension of 5 years for the Jenner's Way Subdivision in order to complete the project.. Motion passed unanimously.

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

Respectfully submitted,

*Beth Cavagna*

Beth Cavagna

Land Use Coordinator