



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

November 13th 2012

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

PUBLIC HEARINGS CONTINUED:

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

E. Finch recused.

P. Rist opened the continued hearing. Attorney P. Olson reviewed the requested information pertaining to the emergency access and Aquarian Water Supplies response concerning erosion and sedimentation controls.

Those who spoke:

Jeff Mallo 26 Starr Lane

It was the consensus of the Commission to close the public hearing.

PUBLIC HEARINGS:

E. Finch seated.

RMS BETHEL LLC/ 48-50 STONY HILL ROAD/RESUBDIVISION/39 HAWLEYVILLE ROAD

RMS BETHEL LLC/ 48-50 STONY HILL ROAD/SITE PLAN SPECIAL PERMIT
B-1 AND B-2

P. Rist opened the public hearings by having the legal notices read into the record. The hearings were immediately continued to November 28th 2012 at 7:00pm in Riordan Room D. No testimony was taken.

BERKSHIRE INDUSTRIAL CORP/IP REGULATIONS/TEXT AMENDMENT

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TOWN OF BETHEL
TOWN CLERK

P. Rist opened the public hearing. Attorney P. Olson and R. Steiner were present for the applicant Berkshire Industrial Park. The proposed regulation amendment was explained using the Berkshire Industrial Park as an example of the effect it could potentially have on the development of land within the park in relation to setbacks of residential property. The proposal as presented showed that there would be no effect on the present surrounding single family homes. P. Rist closed the hearing.

**BETHEL PUBLIC LIBRARY/189 GREENWOOD AVE/SPECIAL PARKING PLAN
5 LIBRARY PLACE**

P. Rist called the hearing to order. S. Hicks, Morganti Inc and N. Ryan were present for the applicant and reviewed the proposed special parking plan for the library. No one spoke in favor or against the application. The Commission expressed a desire to see more improvements to the proposed streetscape of the parking area. P. Rist closed the hearing.

BUSINESS MEETING

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

MINUTES

Motion by J. Lennon seconded by S. Deuschle to approve minutes of the 10/23/12 meeting with the correction of J. Lennon being present. Motion passed. P. Valenti abstained

INVOICES

Motion by J. Lennon seconded by E. Finch to approve payment to the news times in the amount of \$1,206.20. Motion passed unanimously.

WORK SESSION

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

Motion by J. Lennon seconded by B. Legnard to approve amendments to the official zoning map of the Town of Bethel (as listed in a legal notice published on October 12th and 19th 2012) The Commission states that the proposed map amendments address recommendations outlined in the 2007 Plan of Conservation and Development, the correct several property specific zoning classifications that were identified as inconsistent with the surrounding districts and they respond to the publics request to protect and preserve a historic residential neighborhood from incompatible commercial uses. Effective date November 30th 2012. Motion passed unanimously.

Motion by B. Legnard seconded by K. Grant to add Deer Run Estates, IP Text amendment and Bethel Library Special Parking Permit to the agenda for discussion and possible action. Motion passed unanimously.

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

The Commission discussed the merits of the application and the emergency access provided between Steck Road and Starr Lane. It was the consensus of the Commission to request staff formulate a resolution of approval for the next meeting. Motion passed unanimously.

BERKSHIRE INDUSTRIAL CORP/IP REGULATIONS/TEXT AMENDMENT

Motion by B. Legnard seconded by J. Lennon to approve a text amendment to the Town of Bethel Zoning regulations section 4.4 Dimension standards item 4 Setbacks in the IP Zoning District (text of which was published in a legal notice November 2nd and November 9th 2012) with reasons as follows: A smaller setback is appropriate when the development on adjacent land is of a higher density, providing a 150 ft setback/buffer from low intensity residential development is appropriate, and that the text amendment will further the goals of the Plan of Conservation and Development effective November 30th 2012. Motion passed unanimously.

BETHEL PUBLIC LIBRARY/189 GREENWOOD AVE/SPECIAL PARKING PLAN
5 LIBRARY PLACE

The Commission reviewed the merits of the application and was concerned that the requested streetscape was not completed to their satisfaction. Conditions of approval were discussed. Motion by B. Legnard seconded by E. Finch to approve the finishing of 14,000 sf of space on the second floor of the Bethel public Library and expand the parking lot by 17 spaces and perform access and pedestrian improvements on property located at 189 Greenwood Ave and 5 Library Place, Assessors map 22, Block 32 Lots 01 & 02 owned by the Town of Bethel subject to stipulations. Motion passed unanimously.

HIS VINEYARD/2 VALE ROAD/SITE PLAN MODIFICATION

Minor changes in the site plan were reviewed by the Commission and accepted.

Motion to adjourn by K. Grant seconded by E. Finch. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna

Land Use Coordinator