



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

November 27th 2012

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

PUBLIC HEARINGS:

ANTHONY & MIRELLA DELUCA/37 MAPLE AVE/8-30g - 6 UNITS

B. Legnard called the hearing to order by having the legal notice read. The following correspondence was submitted for the record:

Memo dated 11/27/12 S. Palmer Planning & Zoning Official
Memo dated 11/21/12 Bill Dwinells Public Works Department
Memo dated 11/20/12 Bethel Health Department with attachments
Memo dated 10/17/12 Bethel Police Commission & Department
Memo dated 10/17/12 Bethel Building Department
Memo dated 10/18/12 Fire Marshall's Office
.Public Utilities Commission minutes dated 11/5/12
Memo dated 9/26/12 Inland Wetlands Commission
Pictures dated 11/27/12

RECEIVED

2012 NOV 28 A 11: 26

TOWN OF BETHEL
TOWN CLERK

Dainus Virbickas, P.E. Artel Engineering, and Attorney N. Marcus were present for the applicant. The proposal is for 6 units to be constructed with associated amenities, 2 units will met the affordability requirement under section 8-30g of the Connecticut State Statues.

Those who spoke:

Sal Esposito 39 Maple Ave
Bill Kurtz 43 Maple Ave
Ms Nicholson Danbury
Tracy Gibbs 39 Maple Ave
Michael Gibbs 39 Maple Ave

The Commission requested that the location of the buildings be staked by a surveyor and a site walk be held prior to the next hearing. The applicant granted a 35 day extension in order to complete some of the requests of the Commission. B. Legnard continued the public hearing.

THE BARNYARD/82-84 STONY HILL RD/SITE PLAN/SPECIAL PERMIT

B. Legnard opened the public hearing by reading the legal notice and immediately continued the item until December 11th meeting.

BUSINESS MEETING

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

MINUTES

Motion by K. Grant seconded by S. Deuschle to approve minutes of the 11/13/12 meeting. Motion passed unanimously.

INVOICES

Motion by K. Grant seconded by D. Brown to approve invoice payment in the amount of \$4,983.00 to Fredrick Clarke Associates for services reviewing RMS Bethel. Motion passed unanimously.

ACCEPTANCE OF NEW BUSINESS

Motion by D. Brown, seconded by S. Foreman to add TD & Sons Granite & Knollwood Drive to agenda for acceptance. Motion passed unanimously.

Motion to set a public hearing for TD & Sons resubdivision and special permit for February 12th 2012 at 7pm and refer item to appropriate departments for review. Motion passed unanimously.

WORK SESSION

E. Finch recused.

DEERRUNESTATES/STARRLANE/COUNTRYWAY/RESUBDIVISION/SPECIAL PERMIT

The Commission requested staff to submit a resolution of approval.

Motion by K. Grant seconded by B. Legnard to approve a16 lot subdivision as shown on drawings titled "Deer Run Estates Subdivision, Starr Lane, Bethel Connecticut" prepared by DiVesta engineering Associates, Inc SE-1 thru SE31 dated 7/20/12 last revised 9/28/12 along with a drainage report dated July 2012 last revised October 2012. A resubdivision map dated 9/24/12 titled "Resubdivision Map showing Deer Run Estates prepared for GaMa Developers Inc, Bethel Connecticut" by New England Land Surveying P.C., Robert Benninson L.S. # 12964 with stipulations. Motion passed unanimously.

Motion by S. Foreman seconded by B. Legnard to waive section 95.3L.2 width requirement from 25 feet to 22 feet for Gabriella Court and section 95.3k.4a length of dead end Street for Starr lane. Reason for waiver are improvements made for emergency access through Steck Lane and

elimination of a thru road will help protect the sensitive environment located within the project..
Motion passed unanimously.

OTHER BUSINESS

5 Sunset Hill Road – Open Space Fund expenditure for survey

The Commission discussed the request by the Bethel Land Trust for help in completion of a survey for property to be donated to the Trust.

Motion by D. Brown seconded by K. Grant to approve payment not to exceed \$2,000.00 for surveying a portion of 5 Sunset Hill Road, to be given to the Land Trust. Motion passed unanimously.

Motion to adjourn by K. Grant seconded by S. Deuschle. Motion passed unanimously.

Respectfully submitted,


Beth Cavagnaro
Land Use Coordinator

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