



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

December 11<sup>th</sup> 2012

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

### PUBLIC HEARINGS CONTINUED:

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

P. Rist called the hearing to order. Attorney P. Olson was present for the applicant, which is seeking approval for an excavation and fill permit in order to construct a 1500sf building and associated amenities for a retail space to be located on 84 Stony Hill Road. D. Virbickas, P.E. Artel Engineering reviewed the engineering portion of the project and E. Skinner, representative of the Barnyard reviewed the proposed retail business. No one spoke in favor or against the project.

The following correspondence was submitted:

Report from S. Palmer, Planning & Zoning Official  
Memo from Bethel Health Department dated 11/27/12  
Memo from B. Dwinells, Public Works Department dated 11/21/12  
Memo from Fire Marshall dated 11/26/12  
Memo from Police Department dated 11/21/12

P. Rist closed the public hearing.

#### RMS BETHEL LLC/ 48-50 STONY HILL RD

Attorney P. Olson was present for the applicant and reported that the applicant is working to respond to comments from the hearing and should have revised drawings available for the January 9<sup>th</sup> continued hearing.

### BUSINESS MEETING

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

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TOWN OF BETHEL  
TOWN CLERK

## MINUTES

Motion by K. Grant seconded by B. Legnard to approve minutes of the 11/13/12 & 11/28/12 meeting. Motion passed (6-0-1) J. Lennon abstained.

## INVOICES

Motion by S. Deuschle seconded by K. Grant to approve invoice payment to the News Times in the amount of \$3,111.43. Motion passed unanimously.

## OTHER BUSINESS

S. Deuschle recused.

Pierce Conceptual Subdivision

B. Doto, P.E. presented the Commission with 3 conceptual plans for a subdivision of property located on Dodgingtown Rd, Old Lantern and Roberts Drive. The Commission discussed the concept and tabled the item to allow time to review the property in the field.

S. Deuschle seated.

## ACCEPTANCE OF NEW BUSINESS

Motion by J. Lennon seconded by B. Legnard to accept application for a text amendment in the VC Zone schedule a public hearing for 1/22/13 at 7:00pm and refer item to appropriate Departments for review. Motion passed unanimously.

Motion by B. Legnard seconded by B. Legnard to accept application of Berkshire Industrial Park for a map amendment and schedule a public hearing for 1/22/13 at 7:00pm and refer item to the appropriate Departments for review. Motion passed unanimously.

## WORK SESSION

Motion by B. Legnard seconded by J. Lennon to add The Barnyard to the agenda for discussion. Motion passed unanimously.

### THE BARNYARD/82/84 STONY HILL ROAD/ SITE PLAN SPECIAL PERMIT

The Commission discussed the merits of the application, sidewalks, landscaping, lighting and excavation.

Motion by B. Legnard seconded by J. Lennon to approve a special permit for excavation and fill activity on property located at 82-84 Stony Hill Road and to construct a 1552sf retail building, outdoor display area and associated site improvements on property located at 84 Stony Hill Road, owned by Route Six Exchange, LLC subject to stipulations. Motion passed unanimously.

## **CORRESPONDENCE**

Letter was submitted by Attorney P. Olson dated 12/11/12 on behalf of the Bethel Housing Authority requesting a grant from the affordable housing trust fund. The Commission discussed the merits of the proposal. Motion by J. Lennon seconded by B. Legnard to approve a grant in the amount of \$6,500.00 to be used for services of Wos & Wos Development Corporation. Motion passed unanimously.

## **ELECTION OF OFFICERS**

Motion by K. Grant seconded by S. Deuschle to elect P. Rist Chairman. Motion passed unanimously.

Motion by J. Lennon seconded by K. Grant to elect B. Legnard Vice Chairman. Motion passed unanimously.

Motion by J. Lennon seconded by S. Deuschle to elect K. Grant secretary. Motion passed unanimously.

Motion by B. Legnard seconded by K. Grant to elect J. Lennon treasurer. Motion passed unanimously.

## **MEETING DATES 2013**

Motion by P. Rist seconded by K. Grant to adopt meeting date schedule for 2013. Motion passed unanimously.

Motion to adjourn by B. Legnard seconded by S. Foreman. Motion passed unanimously.

Respectfully submitted,

  
Beth Cavagna  
Land Use Coordinatr