



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION AGENDA

January 22, 2013

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

Minutes

RECEIVED

2013 JAN 23 A 11:16

TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS CONTINUED:

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

P. Rist opened the continued hearing. D. Virbickas P.E. was present and reviewed the proposed changes to the site plan which were requested at the last meeting. Interior proposals for the home in the rear include an accessory apartment. The Commission discussed the proposed use and the consensus of the Commission was to have Counsel for the applicant explain how this is to be accomplished when a special permit is required for the use or is it considered a fourth unit under the 8-30g application. P. Rist continued the hearing.

PUBLIC HEARINGS:

RFA REALTY LLC/ (NEW) SEC. 4.6.A.2.a,b,c,d/TEXT AMENDMENT

P Rist opened the public hearing. P. Olson was present for RFA Realty and discussed the merits of the application. Mr. Olson submitted 2 examples of the effect the proposed change will have on the properties located within the Village District.

Those who spoke:

B.J Liberty Grand Street

The Commission continued the hearing until the next meeting in order to review the submitted materials.

BERKSHIRE INDUSTRIAL CORPORATION/15 PARKLAWN DRIVE/MAP AMENDMENT
R-20 TO IP

P. Rist opened the public hearing. P. Olson was present for the applicant along with property owner Roy Steiner, from Berkshire Industrial Corporation. The proposed zone change will incorporate 15 Parklawn Drive into the IP Zone. Presently the property is split between two zones. No one spoke in favor or against the application. P Rist closed the hearing.

BUSINESS MEETING

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

MINUTES

Motion by B. Legnard seconded by D. Brown to approve minutes of the 1/8/13 and 12/11/12 meeting. Motion passed. E. Finch abstained.

INVOICES

Motion by L. Valenti seconded by S. Forman to approve payment of \$2,376.35 to Fredrick Clarke Associates. Motion passed unanimously.

WORK SESSION

Motion by P. Rist seconded by B. Legnard to add Berkshire Industrial Map amendment to the agenda. Motion passed unanimously.

The Commission discussed the merits of the application and requested staff to prepare a resolution of approval for the next meeting. Motion passed unanimously.

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

Respectfully submitted,


Beth Cavagna
Land Use Coordinator