



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

February 12th 2013

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

PUBLIC HEARINGS CONTINUED:

ANTHONY & MIRELLA DELUCA
8-30g - 6 UNITS

37 MAPLE AVE

At the request of the applicant the hearing is continued until the next meeting.

RFA REALTY LLC/TEXT AMENDMENT/Sec. 4.6.A.2.a, b, c, d

K. Grant recused.

P. Rist opened the continued hearing. P. Olson was present for the applicant. The Commission requested staff to review what properties would be affected by the change to the proposed amendment to the Village Center. S. Palmer submitted a parcel map identifying the proposed areas. No one spoke in favor or against the application. P Rist closed the hearing.

PUBLIC HEARINGS:

T D & SONS/ KNOLLWOOD & GRANITE DR/RESUBDIVISION

K. Grant seated.

P. Rist called the hearing to order by having the legal notice read as it appeared in the News Times. J. Palmer P.E. was present for the applicant. The proposal is for a resubdivision of property to create 5 new building lots with conveyance of 2.75 acres of open space. 11,000cys of material is to be excavated with the majority of material to be removed from the site.

Those who spoke:

Carol Scofield	58 Granite Drive
Marilyn Scofield	58 Granite Drive
Tony Di'Ourio	34 Sunset Hill Road
Brandy Bergen	30 Cherry Lane
?	30 Cherry Lane

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TOWN OF BETHEL
TOWN CLERK

BUSINESS MEETING

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

MINUTES

Motion by L. Valenti seconded by D. Brown to approve minutes of the 1/22/13 meeting. Motion passed. P. Valenti and K. Grant abstained.

Motion by B. Legnard seconded by S. Forman to approve minutes of the 1/23/13 meeting. Motion passed P. Valenti & K. Grant abstained.

INVOICES

Motion by B. Legnard seconded by S. Forman to approve payment of 1,335.84 to the News Times. Motion passed unanimously.

WORK SESSION

BERKSHIRE INDUSTRIAL CORP/15 PARKLAWN DRIVE/MAP AMENDMENT

K. Grant recused.

Motion by B. Legnard seconded by D. Brown to approve a zoning map amendment to change the zoning designation of a 1.523 acre parcel of land located at 15 Park lawn Dr assessors Map 58, Block 115 Lot 05 from residential R-20 to the Industrial Park Zone (IP) with an effective date of March 1st 2013. Motion passed. P. Valenti abstained.

TEXT AMENDMENT /RFA REALTY/4.4.a.1

p. Valenti recused.

Motion by B. Legnard seconded by D. Brown to approve a zoning text amendment Section 4.4.A.1 VC Zone minimum lot width 60 ft and minimum lot frontage 60 ft with an effective date of March 1st 2013. Motion passed unanimously.

P. Valenti and K. Grant seated.

CORRESPONDENCE

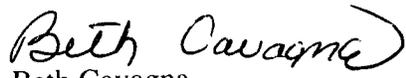
Bond Release – 2 Vail Road

Motion by B. Legnard seconded by K. Grant to reduce amount from \$76,700.00 to \$24,300.00. Motion passed unanimously.

The Commission was reminded that budget presentation will take place on February 19th at 7:00pm.

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

Respectfully submitted,



Beth Cavagna
Land Use Coordinator