



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

February 26, 2013

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

RECEIVED
2013 MAR -4 P 2:35
TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS CONTINUED:

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

P. Rist opened the continued hearing. The Commission requested clarification on the requested Accessory Apartment and Affordability Plan. Revisions dated 2/26/13 were submitted by the applicant. The Commission discussed the revisions without clarification from the applicants Attorney and the consensus of the Commission was to designate the apartment as one of the 2 affordable units required and closed the hearing due to statutory time constraints.

TD & SONS/KNOLLWOOD & GRANITE DR/RESUBDIVISION/SPECIAL PERMIT

P. Rist opened the continued hearing. J. Palmer was present for the applicant and submitted revised drainage calculations and drawings reflecting requested changes and information from the Engineering Department. No one spoke in favor or against the application. P. Rist closed the hearing.

BUSINESS MEETING

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

MINUTES

Motion by K. Grant seconded by B. Legnard to approve minutes of the 2/12 and 2/13 meeting.
Motion passed (5-0-2) S. Deuschle and P. Valenti abstained.

INVOICES

Motion by J. Lennon seconded by B. Legnard to pay Fredrick Clarke Associates for RMS review \$3,883.00. Motion passed unanimously.

WORK SESSION

RMS BETHEL LLC/SITE PLAN/SPECIAL PERMIT/RESUBDIVISION 48-50 STONY HILL RD

The Commission discussed concerns of the Fire Department, plan for water lines, buffer areas, traffic, pedestrian access, lighting and parking reduction. The consensus of the Commission was to agree to approve but more discussion will be needed to formulate conditions.

TD & SONS/KNOLLWOOD & GRANITE DR/RESUBDIVISION/SPECIAL PERMIT

The Commission discussed the merits of the application and requested staff to do a resolution of approval for review at the next meeting.

OTHER BUSINESS

OVEN ROCK PARTNERS/ KNOLLWOOD & RESERVOIR ST
BETHPAGE WEST

S. Deuschle recused, S. Forman seated

The Commission reviewed with staff the requirements for the last remaining items of the settlement agreement. Along with a proposal from the buyer of the property. The Consensus of the Commission was to have a concept drawing submitted for review prior to a submittal for a resubdivision application. The Commission also stated that the derelict house needs to be taken down and removed prior to any meeting with the Commission.

DEER RUN ESTATES/LETTER OF EXTENSION FOR FILING

Motion by B. Legnard seconded by J. Lennon to grant a 90 day extension for filing of the subdivision map. Motion passed unanimously.

LOCATION OF DAYCARE/WINDAWAY ROAD

Staff reviewed with the Commission a request for clarification on rules for a day care centers location. It was the consensus of the Commission that Windaway Road does not meet the criteria as stated in the regulations.

Motion by K. grant seconded by J. Lennon to accept application of 227 Greenwood Ave and schedule a public hearing for 3/26/13 and refer item to the various appropriate departments for review. Motion passed unanimously.

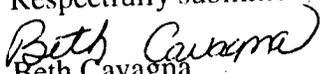
BOND RELEASE

Motion by B. Legnard seconded by J. Lennon to approve a release of 198,166.00 for Toll Brothers, Bethel Meadows. Motion passed unanimously.

Correspondence from Brian Walters dated 2/21/13. The Commission discussed with staff the steps that were taken in the referenced matter and feel that based on expert opinion from engineering involved that unfortunately the matter should be closed.

Motion by K. grant seconded by B. Legnard to adjourn.

Respectfully submitted,


Beth Cavagna

Land Use Coordinator