



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

March 26th 2013

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

PUBLIC HEARINGS:

RIZZO/227 GREENWOOD AVE/SITE PLAN/SPECIAL PERMIT

P. Rist opened the public hearing. The following correspondence was submitted for the record: Staff report dated 3/26/13 by S. Palmer. Letter from D. Mount, Grand Street. Linda & Mike Rizzo were present for the applicant which consists of opening a wine bar at the above address. Hours of operation, parking, lighting and landscaping were discussed. P. Rist closed the public hearing.

BUSINESS MEETING

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

MINUTES

Motion by K. Grant seconded by J. Lennon to approve minutes of the 3/12/13 meeting. Motion passed . S. Forman abstained.

NEW BUSINESS

CHARLIE'S WAY/26 GRASSY PLAIN STREET/SITE PLAN/ SPECIAL PERMIT
16 RESIDENTIAL UNITS

Motion by S. Forman seconded by K. Grant to accept application, schedule a public hearing for April 23rd and refer item to the appropriate Departments for review. Motion passed unanimously.

WORK SESSION

RECEIVED

2013 MAR 28 A 8:59

TOWN OF BETHEL
TOWN CLERK

The Commission took a brief recess to review the resolutions prepared by staff.

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

Motion by S. Forman seconded by K. Grant to approve a resubdivision of a 35.276 acre parcel of land located in the commercial Route 6 Business Zone and the residential R-20 Zone, Assessors Map 71, Block 110, Lot 26.5, as shown on a survey map entitled "Resubdivision Map, Prepared for RMS Bethel, Connecticut" prepared by Robert Bennison, L.S. of New England Land Surveying, dated March 27, 2012 and last revised September 12, 2012, subject to conditions. Motion passed unanimously.

Motion by E. Finch seconded by K. Grant to approve an application by RMS Bethel, LLC for a Site Plan and Special Permit to allow the construction of a multi-building, mixed use development consisting of 44,000sf of commercial floor area and 60 residential units on a 6.245 acre parcel of land, identified as Parcel B-1, as shown on a map entitled "Resubdivision Map, Prepared for RMS Bethel, Connecticut", prepared by Robert Bennison, L.S. of New England Land Surveying, dated March 27, 2012, and last revised on September 12, 2012, subject to conditions and amendments.

Motion by K. Grant, seconded by J. Lennon to approve an application by RMS Bethel, LLC for a Site Plan and Special Permit to allow the construction of a 136 unit residential development, associated site improvements on a 18.67 acre parcel of land, identified as Parcel B-2 as shown on a map entitled "Resubdivision Map, Prepared for RMS Bethel, Connecticut", prepared by Robert Bennison, L.S. of New England Land Surveying, dated March 27, 2012 and last revised on September 12, 2012 subject to conditions. Motion passed unanimously.

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

Motion by K. Grant seconded by J. Lennon to table item until the next meeting. Motion passed unanimously.

OTHER BUSINESS

L. Valenti recused.

DEER RUN ESTATES/REQUEST FOR PERMIT MODIFICATION

P. Olson was present and reviewed the requested changes with the Commission.

Motion by J. Lennon, seconded by K. Grant to delete item 5 due to changes in Legislation (Public Act 12-182) and item 4. Agree to provide for a conservation easement prior to conveyance to the Town, permit conveyance after recording the resubdivision map, leeway to resolve any outstanding title issues concerning the open space in order to provide policies for

title insurance to the Town and clarify the parcels and easements which are to be provided.
Motion passed unanimously.

L. Valenti reseated.

BOND RELEASE

HERB CAMP

TOPSTONE DRIVE

Motion by J. Lennon seconded by K. Grant to release bond in the amount held of 2,000.00 for drainage from old subdivision. Motion passed unanimously.

Motion to adjourn by K. Grant seconded by E. Finch. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna

Beth Cavagna
Land Use Coordinator