



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
April 9th 2013
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00pm

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**TOWN OF BETHEL
TOWN CLERK**

BUSINESS MEETING

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

MINUTES

Motion by K. grant seconded by J. Lennon to approve minutes of the 3/26/13 meeting. Motion passed, S. Deuschle and D. Brown abstained.

INVOICES

Motion by B. Legnard seconded by J. Lennon to approve invoices in the amount of 8,200.00 total for Kleinfelder Inc, RMS engineering reviews. Motion passed unanimously.

Motion by B. Legnard seconded by K. grant to approve payment to the News Times in the amount of 365.10. Motion passed unanimously.

WORK SESSION

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

The Commission discussed the merits of the application, 4 units under 8-30g, accessory versus individual unit with deed restriction of 40 years, affordability plan, landscaping, fencing. It was the consensus of the Commission to request a draft of approval for the next meeting.

RIZZO/227 GREENWOOD AVE/SITE PLAN/SPECIAL PERMIT

The Commission discussed the merits of the application. Screening was decided to include evergreens to the rear of the property, developed by a landscaped architect, low profile lighting using bollards, hours of operation. The Town Consultants architect recommendations one of the

three proposed should be used in regards to the front windows. The consensus of the Commission was to request a draft approval for the next meeting.

OTHER BUSINESS

BEST WESTERN/STONY HILL ROAD

The Commission requested that the owner come to the next meeting for further discussions and clarification.

PLANNING & ZONING OFFICIALS REPORT

The Commission discussed parking calculations for a property at Francis J Clarke Park, and agreed with staff on how the calculations were developed.

The Commission discussed with staff a proposed liquor permit for Sal's Pizza and the definition of amplification.

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

Respectfully submitted,


Beth Cavagna

Land Use

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