



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

May 14, 2013

BETHEL MUNICIPAL CENTER

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS:

CHARLIE'S WAY/26 GRASSY PLAIN STREET/SITE PLAN/SPECIAL PERMIT TEXT AMENDMENT

P. Rist called the public hearing to order by having the legal notices read. The following correspondence was submitted for the record:

- .. Staff report dated 5/14/13 by S. Palmer, Planning & Zoning Official
- .. Town Engineer memo dated 5/14/13
- .. Health Department report dated 5/13/13
- .. Fire Marshal memo dated 4/30/13
- .. Police Commission memo dated 4/17/13
- .. HVCEO notification dated 4/10/13
- .. Letter dated 5/14/13 from Carol Ziolkowski

D. Virbickas, P.E. and J. Bruno owner were present for the applicant. The proposal consists of construction of a 12 unit residential development on 1.63 acres with associated site improvements. The Commission is waiting for final comments from the Public Utilities Commission and the Town Engineer.

Those who spoke:

Mary Gert McCollum	10 Mansfield Street
Carol Ziolkowski	2 Mansfield St
Alice Ziolkowski	2 Mansfield St

The text amendment portion of the application (section 4.3.1.1 refers to 5.5.E language is a request for deletion if ineffectual language.

P. Rist continued the hearing until 5/28/13.

RECEIVED

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TOWN OF BETHEL
TOWN CLERK

BUSINESS MEETING

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

MINUTES

4/23/13

Motion by K. Grant seconded by J. Lennon to approve minutes of the 4/23/13 meeting. Motion passed unanimously.

INVOICES

Motion by P. Rist seconded by S. Deuschle to approve payment of 176.60 to the News Times for legal notice fees. Motion passed unanimously.

NEW BUSINESS

Motion by K. Grant seconded by J. Lennon to add 8-24 referral Police Station to the next item on the agenda. Motion passed unanimously.

First Selectman M. Knickerbocker, N. Ryan and S. Perry from Public Site and Building Committee and Lt J. Wright from the Police Department were present. N. Ryan handed out information pertaining to the timeline of development for the location of the police department which is proposed to be situated on 8+ acres adjacent to the Bethel Educational Park. Discussion followed with the Commission.

Motion by K. Grant seconded by S. Deuschle to send a favorable report to the Board of Selectmen on the location of the proposed Police Station, located on 8+ acres adjacent to the Educational Park. Motion passed unanimously.

Motion by K. Grant seconded by B. Legnard to add Town water system purchase by Aquarian Water Company to the agenda. Motion passed unanimously.

First Selectman M. Knickerbocker was present and submitted copies of the Asset Purchase Agreement to the Commission for review. An explanation of the history of the purchase agreement and the water supply system was given by M. Knickerbocker. Discussion followed. The Commission was informed that a 8-24 will be sent shortly.

NATHANSON/62 GREENWOOD AVE/SPECIAL PERMIT

Motion by K. Grant seconded by J. Lennon to accept application, set a public hearing date for a 6/11/13 public hearing and refer item to the appropriate Departments for review. Motion passed unanimously.

ZENOBIA/4 SAND HILL ROAD/SPECIAL PERMIT ACCESSORY APARTMENT

Motion by K. Grant seconded by S. Deuschle to accept application set a public hearing date for 6/11/13 and refer item to the appropriate Departments for review. Motion passed unanimously.

TIMOTHY DRAPER/3 TAYLOR ROAD/SUBDIVISION

Motion by K. Grant seconded by J. Lennon to accept application set a public hearing date for 6/25/13 and refer item to the appropriate Departments for review. Motion passed unanimously.

J. Lennon recused.

Motion by K. Grant seconded by S. Deuschle to add 54 Weed Road Subdivision to the agenda. Motion passed unanimously.

Motion by K. Grant seconded by S. Forman to accept application and set a public hearing date of 6/25/13. Motion passed unanimously.

J. Lennon seated.

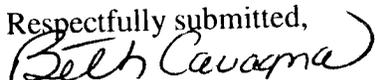
OTHER BUSINESS

AI VARGAS/ WHITNEY ROAD/SPECIAL EVENT

S. Palmer explained a request to close off a portion of Whitney Road for a commercial special event by A. Vargas. The consensus of the Commission was that this is not an allowable use in a residential zone.

Motion to adjourn by K. Grant seconded by J. Lennon. Motion passed unanimously.

Respectfully submitted,



Beth Cavagna

Land Use Coordinator