



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

June 11, 2013

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

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TOWN OF BETHEL  
TOWN CLERK

Commission members present: P. Rist, Chairman, D. Brown, J. Lennon, B. Legnard, K. Grant, E. Finch, P. Valenti.

Motion by B. Legnard, seconded by P. Valenti to move 8-24 referral to first item on the agenda.

The Commission requested further clarification on some items pertaining to the Aquarion Water Company proposed agreement with the Town of Bethel. Attorney Martin J Lawlor was present and reviewed those questions with the Commission.

### PUBLIC HEARINGS CONTINUED

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

P. Rist opened the continued hearing. The following items were submitted:

Memo dated 6/11/13 from B. Dwinells Engineering Department

The Commission reviewed the remaining items required in order to close the hearing. Sidewalks will be 5ft, Public Utilities approval was granted on 6/3/13. Landscaping plans final review will occur after a decision is made. P. Rist closed the hearing.

### PUBLIC HEARINGS:

#### ZENOBIA/4 SAND HILL ROAD/SPECIAL PERMIT/ACCESSORY APARTMENT

P. Rist opened the public hearing by reading the legal notice. Attorney A. Mannion was present for the applicant. The proposal calls for a special permit to legalize an existing accessory apartment in the R-20 zone. A request to waive the size limitation is also proposed for 795sf. No one spoke in favor or against the application. P. Rist closed the hearing.

## NATHANSON/62 GREENWOOD AVE/SPECIAL PERMIT MODIFICATION

P. Rist opened the hearing. The applicant is requesting approval of a special permit to allow an accessory apartment currently in a detached building to become unrestricted as may be permitted in section 5.4.c3 of the zoning regulations. No one spoke in favor or against. P. Rist closed the hearing.

## **BUSINESS MEETING**

### MINUTES

Motion by K. Grant seconded by B. Legnard to approve minutes of the 5/28/13 meeting. Motion passed (6-0-1) P. Rist abstained.

### INVOICES

Motion by B. Legnard seconded by E. Finch to approve invoice to the news times in the amount of 1,296.85. Motion passed unanimously.

## **OLD BUSINESS**

### MAPLEWOOD/46 STONY HILL ROAD/MODIFICATION TO SPECIAL PERMIT

Revised drawings were submitted dated 6/5/13 which were reviewed by the Fire & Marshall and Engineering Department. Memo issued 6/11/13 from the Town Engineer for approval.

## **WORK SESSION**

### BURNDY/185 GRASSY PLAIN STREET/SPECIAL PERMIT/EXCAVATION

Motion by J. Lennon, seconded by P. Valenti to approve a special permit for excavation and fill activity on property located at 185 Grassy Plain St, Assessors Map 10 Block 23 Lot 151 owned by Burndy LLC, with stipulations. Motion passed (6-0-1) P. Rist abstained.

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

The Commission discussed the merits of the application for a text amendment and site plan. The Commission requested staff to draft a resolution of approval for the next meeting.

### ZENOBIA/4 SAND HILL ROAD/SPECIAL PERMIT/ACCESSORY APARTMENT

Motion by J. Lennon seconded by B. Legnard to approve a special permit application under section 3.6.C of the zoning regulations for an accessory apartment on property located at 4 Sand Hill Road, owned by Steven Zenobia and Kathleen Azzaretti subject to stipulations. Motion passed unanimously.

#### NATHANSON/62 GREENWOOD AVE/SPECIAL PERMIT MODIFICATION

Motion by B. Legnard seconded by J. Lennon to approve a special permit application in accordance with Section 5.4.c.3 of the zoning regulations to allow conversion of an accessory apartment in a detached building to be an unrestricted apartment on property located at 62 Greenwood Ave owned by Ralph and Cheryl Nathanson in an R-10 zone within the Village District Overlay Zone with stipulations. Motion passed unanimously.

Motion by B. Legnard seconded by K. Grant to add Maplewood LLC to work session. Motion passed unanimously.

#### MAPLEWOOD/46 STONY HILL ROAD/MODIFICATION TO SPECIAL PERMIT

The Commission discussed the application.

Motion by B. Legnard seconded by J. Lennon to approve a modification to a site plan and special permit application for a 3 story 66, 000 sf building located at 46 Stony Hill Road with stipulations. Motion passed unanimously.

#### OTHER BUSINESS

##### 8-24-REFERRAL – AQUARIAN WATER

The Commission discussed the proposal in relation to the Plan of Conservation and Development and Land Use. The Consensus of the Commission was to send a positive report to the First Selectman for the sale of property as outlined in the purchase agreement between the Town of Bethel and Aquarion Water. Motion passed unanimously.

#### PUBLIC COMMENTS

Lisa Bergh                      Greenwood Ave

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

Respectfully submitted,

  
Beth Cavagna  
Land Use Coordinator