



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
June 25, 2013
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00pm

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TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS:

LENNON/54 WEED ROAD/SUBDIVISION

P. Rist Called the hearing to order. The following correspondence was submitted for the record:

Staff report dated 6/25/13 from S. Palmer Planning & Zoning Official
Health Department memo dated 6/24/13
Town Engineer report dated 6/25/13
Variance dated 4/19/13
Assessors field card Map 72 Block 104 Lot 12

N. Ellis, owner, Attorney S. Gallagher and J. Palmer P.E. were present for the applicant. The proposal is to subdivide 2.619 acres of land into 3 building lots. Property is to be served by well and sewer. Open space proposed is 7, 377sf. Discussion was held of sewer easement and proposed open space and subdivision requirements. The Commission is waiting for a response from the Public Utilities Commission and the Inland Wetlands Commission. The hearing was continued until 7/9/13.

DRAPER/3 TAYLOR ROAD/SUBDIVISION

P. Rist opened the public hearing. The following correspondence was submitted:

Staff report from S. Palmer Planning & Zoning Official dated 6/25/13
Copy of variance dated 11/26/12
Health Department memo dated 6/24/13
Memo from Engineering Department dated 6/22/13

T. Draper, Owner was present and reviewed proposal for a 2 lot subdivision of 1.66 acres in an R-40 zone. One lot is to be serviced by public water and both lots will have septic systems. There is no open space proposed by the owner proposes to give a conservation easement to the

rear of the property. The Commission continued the hearing to determine if the rear of the property is contiguous to the Enchanted Trail.

BUSINESS MEETING

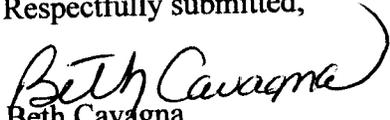
Commission members present: P. Rist Chairman, K. Grant, P. Valenti, L. Valenti was seated for. Brown, S. Forman was seated for J. Lennon and S. Deuschle was seated for B. Legnard.

MINUTES

Motion to approve minutes by K. Grant seconded by P. Valenti. Motion passed 5-0-1 L. Valenti abstained.

Motion to adjourn by K. grant seconded by S. Forman. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use Coordinator