



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

July 9, 2013

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

PUBLIC HEARINGS CONTINUED:

LENNON/54 WEED ROAD/SUBDIVISION

P. Rist opened the continued hearing. The applicant reviewed with the Commission the proposed open space and sewer easement. The subdivision plan showed a discrepancy in the amount of proposed land to be deeded to the Town of Bethel. The proposal for the Commission is 6.5%. No one spoke in favor or against the application. P. Rist closed the hearing.

DRAPER/3 TAYLOR ROAD/SUBDIVISION

P. Rist opened the continued public hearing. B. Doto was present for the applicant. A letter dated 6/30/13 was submitted by the property owner. The Commission reviewed the proposed conservation easement and the proposed 40% removal of the stone wall. P. Rist closed the hearing.

PUBLIC HEARINGS

TARGET/7 STONY HILL ROAD/SPECIAL PERMIT/OUTDOOR STORAGE

The application has been withdrawn.

VILLAGE COMMONS/55 GRASSY PLAIN STREET SITE PLAN /SPECIAL PERMIT

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

Staff report dated 7/9/13 by S. Palmer, Planning & Zoning Official
Health Department memo dated 7/8/13
Town Engineer report dated 7/8/13
Public Utilities approval dated 7/8/13

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TOWN OF BETHEL
TOWN CLERK

The applicant is seeking a special permit to construct a 5 unit residential development on .54 acres of land in the Commercial Zone. B. Doto, P.E. was present for the applicant and reviewed various aspects of the project including drainage, snow removal, landscaping and existing conditions of the property. Those who spoke:

Walter Schneider 53 Grassy Plain St
Beth Caldwell 53 Grassy Plain St

It was requested that Landscape plans be updated to include removal of bamboo shown on the property and consideration of existing trees and their condition. The use of white pines for landscaping should be changed and reviewed by staff.

BUSINESS MEETING

Commission members present: P. Rist, Chairman, L. Valenti, K. Grant, E. Finch, B. Legnard and D. Brown all listened to the audio of the last meeting. L. Valenti was seated for P. Valenti.

MINUTES

Motion by K. Grant seconded by D. Brown to accept minutes of the 6/25/13 meeting. Motion passed (5-0-1) E. Finch abstained.

WORK SESSION

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

The Commission requested staff to prepare a resolution of approval.

Motion by K. Grant seconded by B. Legnard to approve a text amendment for section 4.3.I.1 *Residential use, in a structure for residential use only, with a density of up to 10 units per acre, provided the dwelling units shall meet the minimum floor area requirements of Section 5.5.E.*
Motion passed unanimously.

Motion by B. Legnard seconded by K. Grant to approve a special permit application for a new 12 unit residential development in a 3 story building with associated site improvements and excavation and fill activity on a 1.636 acre parcel of land located at 26 Grassy Plain Street, in the commercial C Zone, owned by Charlies Way, LLC, Tax Map 14, Block 16, Lot 08, subject to stipulations. Motion passed unanimously.

LENNON/54 WEED ROAD/SUBDIVISION

The Commission discussed the merits of the proposal and reviewed the subdivision regulations pertaining to open space. (A lengthy discussion was held) The Commission tabled the item and requested staff to see if a split of open space land and fee in lieu of can be obtained. Staff will post on the Planners List serve for the State of Connecticut. The item was tabled until the next meeting.

DRAPER/3 TAYLOR ROAD/SUBDIVISION

The Commission discussed the proposed conservation easement and the property owner's letter. The Commission felt that removal of the stone wall was protected by the subdivision regulations. In formulating the resolution the Commission requested the developer make all reasonable efforts to preserve the stone wall in working with the health department's requirements. The Commission decided to accept a fee in lieu of open space.

Motion by P. Rist seconded by D. Brown to approve a 2 lot subdivision of a 1.66 acre of land at 3 Taylor Road in the residential R-40 Zone, owned by Timothy Draper, as shown on a map entitled "Subdivision Map, Timothy Draper, 3 Taylor Road, Bethel Connecticut," prepared by Robert Ivansco, L.S. License No. 70221, dated April 26, 2013 subject to stipulations. Motion passed unanimously.

OTHER BUSINESS

28 Stony Hill Road – extension

Motion by B. Legnard seconded by K. Grant to grant a one year extension and notify the property owner that this will be the last extension granted. Motion passed unanimously.

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

Respectfully submitted,

Beth Cavagna
Beth Cavagna
Land Use Coordinator