



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

July 23, 2013

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

BUSINESS MEETING

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

MINUTES

Motion by K. Grant seconded by E. Finch to approve minutes of the July 9th 2013 meeting. Motion passed (5-0-2) P. Valenti and S. Forman abstained.

INVOICES

Motion by D. Grown seconded by E. Finch to approve payment to News Times of 1071.50 and 15.52 to Fredrick Clarke Associates. Motion passed unanimously.

OLD BUSINESS

WORK SESSION

L. Valenti was seated for P. Valenti.

LENNON/54 WEED ROAD/SUBDIVISION

The Commission reviewed the requested items from staff pertaining to splitting the open space requirements a percentage fee and a percentage open space obtained from the planners list serve for the State of Ct. Discussion followed.

Motion by L. Valenti seconded by E. Finch to approve a three lot subdivision of a 6.19 acre parcel of land in the residential R-20 zone, Tax Map 72, Block 104, Lot 12 owned by John Lennon and Nicholas Ellis, as shown on a map entitled "Subdivision Map, prepared for John L Lennon and Nicholas J Ellis, Showing Property situated at 54 Weed Road Bethel Connecticut"

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TOWN CLERK

prepared by Sydney A Rapp, L.S. License No. 7400, dated February 25, 2013, subject to stipulations. Motion passed (6-0-1) B. Legnard opposed.

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

The Commission discussed the merits of the application.

Motion by D. Brown seconded by K. grant to approve a site plan special permit for Truc & Thuy Nguyen on property located at 55 Grassy Plain Street to construct 5 units and associated amenities with conditions. This property can be found in the Assessor's records as Map 14, Block 07 and lot 38 and is located in the Commercial Zone. Motion passed unanimously.

OTHER BUSINESS

Pre-Application Meeting for proposed text amendment Mono-Crete Step Co- allowance of crematory in the IP Zone.

The Commission will discuss this item further in September and suggested that the applicant contact the Economic Development Commission for their input.

Letter of extension for RMS Development – Stony Hill Road

Attorney P. Olson was present for the applicant and requested a 90 day extension. The property owner is still in the process of receiving permits from various local and State agencies.

Motion by D. Brown seconded by S. Forman to grant a 90 day extension to October 15, 2013. Motion passed unanimously.

NEW BUSINESS/ACCEPTANCE

WHITE ACRE OF BETHEL INC/DURANT AVE
TEXT AMENDMENT/MAP AMENDMENT

Attorney P. Olson was present for the applicant and reviewed and submitted a proposed text amendment to the zoning regulations for a new zone called Transit Oriented Development District – Residential along with a Map Amendment. The Commission discussed with the applicant the need for a consultant to review the proposal. RFP's will be requested and reviewed by staff. A tentative hearing date of 9/24/13 was given. Further information will be discussed at the next meeting involving the timetable for this mater.

BOND RELEASE

Memo dated 7/23/13 from B. Cavagna, Land Use Coordinator in reference to a bond update. The Finance Department had requested a review of the bonds posted for the Planning & Zoning Commission be done. Motion by K. Grant seconded by P. Valenti to approve the removal/release of the bonds listed in the memo dated 7/23/13, the projects have been completed or the bonds have become null & void. Motion passed unanimously.

PUBLIC COMMENTS

BJ Liberty Grand Street

Motion to adjourn by K. Grant seconded by E. Finch. Motion passed unanimously.

Respectfully Submitted,


Beth Cavagna

Land Use Coordinator