PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
September 10, 2013
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00pm

RECEIVED
2013 SEP 13 P 2: 16
TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS

TARGET/7 STONY HILL RD/SPECIAL PERMIT/
Temporary Outside storage

P. Rist called the hearing to order by having the legal notice read in to the record. Fred Murphy facilities Manager for the Target Store located at 7 Stony Hill Rd was present for the applicant. The proposal is for a special permit to allow use of up to 6 storage containers for seasonal merchandise and property maintenance.

The following correspondence was submitted for the record:
Staff report dated 9/10/13 by S. Palmer, Planning & Zoning Official
Stipulated Judgment dated 2001
Letter dated 5/21/13 Fredrick Murphy Facilities Manager
Aerial photo of property
Copy of site plan showing proposed location

Those who spoke:

Gail Dyer	Sky Edge Lane
Delores Tierney	Sky Edge Lane
Bill Foster	Ridgedale Rd
Alan Liberty	Grand Street
Gary Norman	Sky Edge Lane

P. Rist tabled the hearing until the next meeting in order to receive a copy of a letter of authorization from Target.

ROBIN HALL/22 WOLFPITS ROAD/SPECIAL PERMIT
Cat rescue activity

P. Rist called the hearing to order by having the legal notice read into the record. The applicant is requesting a special permit to operate a cat rescue facility operation in 4.08 acres. The zoning

regulations permit as of right the keeping of up to 4 cats. Under zoning regulations section 6.11.A any type of commercial boarding, daycare or similar facility is also subject to a special permit. The applicant submitted a description of the cat rescue facility. Robin Hill was present and described the proposed use of the property, fencing and stated that presently she owns 15 cats.

Correspondence submitted:

Report dated 9/10/12 from Planning & Zoning Official S Palmer.
Report dated 9/9/13 from Director of health Laura L. Vasile with attachments

Those who spoke:

JP Morgan 24 Wolfpits Rd
Chris Warrren 20 Wolfpits Rd
Myra Drucker 24 Wolfpits Rd
Pam McDermott

The Commission requested clarification of several conflicting items from the applicant for the next meeting. P. Rist continued the hearing until the 10/8/13 meeting.

BUSINESS MEETING

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

MINUTES

Motion by E. Finch seconded by J. Lennon to approve minutes of the 8/13/13 meeting. Motion passed (5-2) L. Valenti and S. Deuschle abstained.

INVOICES

Motion by J. Lennon seconded by P. Valenti to approve payment to the news times in the amount of 712.35. Motion passed unanimously.

OLD BUSINESS

WHITEACRE/GRAND STREET/MAP AMENDMENT/TEXT AMENDMENT

Motion by K. Grant seconded by P. Valenti to accept letter of extension to open the public hearing on 10/22/13. Motion passed unanimously.

OTHER BUSINESS

COMMISSION INITIATED/MAP AMENDMENT DISCUSSION/ 87 & 91 WOOSTER STREET

The Commission requested staff to notify property owners and tabled item to the next meeting.

MAPLEWOOD

The Commission received an invitation to the ground breaking ceremony.

BOND RELEASE

Good Hill Road – Shaker Hills II

Item was referred to the Town Engineer for comment.

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

Respectfully submitted,

Beth Cavagna

Beth Cavagna
Land Use Coordinator