



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

November 12, 2013

BETHEL MUNICIPAL CENTER

DENIS J RIORDAN – ROOM D 7:00pm

### PUBLIC HEARINGS

#### TOWN OF BETHEL/SOUTH STREET/SPECIAL PERMIT PUMP STATION

B. Legnard opened the public hearing. Andrew Morosky, P.E. was present for the Town of Bethel. The Town is requesting a special permit to relocate a water pump at the South Street Fire Department. The pump will be located in the southeast corner of the property in a one story building. Two landscaped islands will be removed for better parking, and an easement in favor of the Bethel Volunteer Fire Company will be granted in order for them to have access to the parcel owned by them to the rear. No one spoke in favor or against.

#### CAST IRON BUILDERS/62 RESERVOIR ST & 4 LOT SUBDIVISION/KNOLLWOOD DRIVE

S. Deuschle recused, L. Valenti seated.

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

Memo dated 11/12/13 from S. Palmer, Planning & Zoning Official

Resolution of approval, Oven Rock Partners dated 12/14/13

Police Commission minutes dated 10/16/13

Health Department memo dated 10/21/13

Public Works memo dated 10/9/13

Attorney P. Olson and S. Sullivan P.E., from CCA, LLC Engineering was present for the applicant. The applicant is requesting approval of a subdivision of 8.4 acre parcel into 4 building lots with one parcel to be conveyed to the Town as open space. The property has been involved with the Town for approximately 8 years, beginning with a 23 unit affordable housing denial, and 12 unit row house settlement in 2009 and presently a single family subdivision. No one spoke in favor or against the application. The applicant was reminded that although sewer is allocated for the site, the actual hook ups will have to be reviewed by the Public Utilities Commission. P. Rist closed the hearing.

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TOWN OF BETHEL  
TOWN CLERK

## **BUSINESS MEETING**

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

### MINUTES

Motion by J. Lennon, seconded by B. Legnard to approve minutes of the 10/22/13 meeting.  
Motion passed (5-0-2) S. Deuschle, J. Lennon abstained.

### INVOICES

Motion by B. Legnard seconded by J. Lennon to approve payment in the amount of 117.10 to the News Times. Motion passed unanimously.

## **WORK SESSION**

Motion by B. Legnard seconded by J. Lennon to add 36 South St and 62 Reservoir ST to the agenda. Motion passed unanimously.

### 36 SOUTH ST/ PUMP STATION

The Commission reviewed the merits of the application and directed staff to submit a resolution of approval for their next meeting.

S. Deuschle recused, L. Valenti seated.

### 62 RESERVOIR ST/ KNOLLWOOD DR/ 4 LOT SUBDIVISION

The Commission discussed the history of the application and the proposed development in relation to the existing neighborhood. The Commission directed staff to submit a resolution of approval for discussion at the next meeting.

S. Deuschle seated

## **OTHER BUSINESS**

### RMS DEVELOPMENT/STONY HILL ROAD

Attorney P. Olson and R. Salvatore from RMS, LLC were present for the applicant and reviewed with the Commission the following items:

Handicap accessibility for Town House units 9 units are required to meet criteria.  
Road name Copper Square Drive & numbering system for units  
Proposed color scheme for Town Houses and Club house

The Commission unanimously agreed to all the minor revisions and adjustments proposed.

## SUNSET HILL ROAD – OPEN SPACE FUND

The Commission discussed with staff the Arnhold property on Sunset Hill Road consisting of approximately 100 acres. After discussion the Commission approved entering into an agreement with the property owner for potential open space and authorize up to \$30,000.00 from the open space fund to be used for surveying purposes. Motion made by B. Legnard seconded by K. Grant. Motion passed unanimously.

## ZONING REGULATIONS – KEEPING OF ANIMALS

It was the consensus of the Commission to agree with the Zoning Officials interpretation of the regulation. Chickens are to be kept in an enclosure and not allowed to roam.

## BOND RELEASE

### GABRIELLA COURT

There is no report from the Town Engineer at this time, no release can be granted.

Motion by P. Valenti seconded by B. Legnard to adjourn... Motion passed unanimously.

Respectfully submitted,

  
Beth Cavagna  
Land Use Coordinator