PLANNING & ZONING COMMISSION

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

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TOWN OF BETHEL
TOWN CLERK

PLANNING & ZONING COMMISSION MINUTES
November 26, 2013
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS:

SWARM/37 RESERVOIR ST & 15 GLENWOOD DR/SUBDIVISION

P. Rist opened the public hearing by having the legal notice read. The following correspondence was submitted:

Staff report dated 11/26/13 from Planning & Zoning Official S. Palmer
Public Utilities Minutes dated 10/15/13
Memo dated 8/29/13 from B. Dwinells, Engineering
Memo from Police Department dated 10/16/13

J. Palmer P.E. was present for the applicant. The proposal is for a 3 lot subdivision of 2.84 acres located within the R-10 Zone. A single family residence is located on one of the parcels. There is no open space abutting the property, a fee in lieu of will be required.
Those who spoke:

Barbara Wertell	11 Sycamore Court
Guido Sotisanti	9 Sycamore Court
James Stargue	Highview Terrace

A discussion followed pertaining to cuts and fills location of utilities, clearing limits, drainage and tree removal. P. Rist closed the public hearing.

DELMONACO/39 RESERVOIR ST/SPECIAL PERMIT/ACCESSORY APARTMENT

P. Rist opened the public hearing. The following correspondence was submitted:
Staff report dated 11/26/13, from S. Palmer Planning & Zoning Official.
Health report dated 11/25/13.
J. Cossarella was present for the applicant and reviewed the proposed legalization of the accessory apartment.

Those who spoke:
Mr. Fierz 41 Turkey Plain Rd

The Commission continued the hearing and requested that the property owner attend the next meeting.

COMMISSION INITIATED/MAP AMENDMENT /87 & 91 WOOSTER ST
INDUSTRIAL TO RR-10

P. Rist opened the public hearing. The hearing was continued to 1/14/14 due to failure to meet notification requirements within 100 ft of the proposed zone change.

BUSINESS MEETING

P. Rist, Chairman, L. Valenti, J. Lennon, K. Grant, S. Deuschle was seated for D. Brown and L Valenti was seated for B. Legnard.

MINUTES

Motion by J. Lennon, seconded by S. Deuschle to approve minutes of the 11/26/13 meeting. Motion passed unanimously.

NEW BUSINESS

Text Amendments – building increase from 30% to 35% in the IP Zone – Motorcycle repair allowance in the Commercial Zone

J. Lennon recused
Motion by K. Grant seconded by S. Deuschle to schedule a public hearing for 1/14/14 and sent the applications to HVCEO for review and comment. Motion passed unanimously.

WORK SESSION

J. Lennon seated

TOWN OF BETHEL/36 SOUTH STREET/SPECIAL PERMIT/PUMP STATION

Motion by S. Deuschle seconded by L. Valenti to approve a special permit application to relocate a water pump station, construct a one story building to house associated mechanical equipment, install a power generator and modify the parking spaces on property located at 36 South St owned by the Town of Bethel with stipulations. Motion passed unanimously.

CAST IRON CONSTRUCTION/62 RESERVOIR ST & KNOLLWOOD DR/SUBDIVISION

S. Deuschle recused

Motion by K. Grant seconded by J. Lennon to approve a subdivision of an 8.40 acre parcel of land into four (4) lots in accordance with the zoning regulations, located in the Design Conservation overlay zone (DCD) owned by Oven Rock Partners LLC subject to stipulations. Motion passed unanimously.

S. Deuschle reseated.

OTHER BUSINESS

Shell Gas Station – Streetscape – lighting

S. Palmer brought to the Commission's attention a request from the property owner pertaining to the responsibility of lighting of the lampposts that were a requirement during a site plan review in 2005. The lamps have been installed but not turned on.

The Commission clarified that this was an extension of the streetscape project and the Town should be responsible for supplying electricity to the lamps.

BOND RELEASE

52 WEED RD

Motion by L. Valenti seconded by S. Deuschle to release E & S bond in the amount of $1,340.00. Motion passed unanimously.

Gabriella Court

Motion by J. Lennon seconded by K. Grant to release $84,198.73 for improvements completed leaving a balance of $44,410.00. Motion passed unanimously.

PLANNING & ZONING OFFICIALS REPORT

Bethel Woods

Motion by J. Lennon seconded by L. Valenti to accept units 16 & 17 as the designated affordable units for Bethel Woods as requested in a letter dated 8/15/13 from Attorney Robin Kahn. Motion passed unanimously.

PUBLIC COMMENTS

BJ Liberty

Motion to adjourn by J. Lennon seconded by L. Valenti. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna

Beth Cavagna
Land Use