



PLANNING & ZONING COMMISSION

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

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

RECEIVED

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TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS CONTINUED:

DELMONACO/39 TURKEY PLAIN RD/SPECIAL PERMIT/ACCESSORY
APARTMENT

P. Rist opened the continued public hearing. The Commission requested that the owners of the property be present to discuss the intent of the accessory apartment. Mrs. Delmonaco stated that the kitchen was installed and used as a summer kitchen without permits and would like the accessory apartment for relatives that come to visit. The Commission reviewed the regulations pertaining to the proposed use, enforcement and special permits issued in the past for an accessory apartment along with the criteria used in granting a special permit. . P. Rist closed the public hearing

BUSINESS MEETING

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

MINUTES

Motion by J. Lennon seconded by K. Grant to accept minutes of the 11/26/13 meeting with revision to read 39 Reservoir St to 39 Turkey Plain Rd. Motion passed. (4-0-3) D. Brown, S. Forman, E. Finch abstained.

INVOICES

Motion by B. Legnard seconded by S. Deuschle to pay invoices in the amount of 1553.70 to the news times. Motion passed unanimously.

NEW BUSINESS

LUCIENE D SANTO/10 NASHVILLE ROAD/SPECIAL PERMIT/CHURCH

D & B REALTY/2-8 LIBRARY PLACE/SPECIAL PERMIT/SIGN

Motion to accept applications and schedule a public hearing for 1/14/14 and refer items to the appropriate Departments for review and comment. Motion passed unanimously.

WORK SESSION

SWARM/37 RESERVOIR ST & 15 GLENWOOD SUBDIVISION

Motion by K. Grant seconded by J. Lennon to approve the subdivision of 2.842 acres parcel of land into 3 lots, and a special permit for excavation and fill activity, on property located at 37 Reservoir Street and 15 Greenwood Drive Assessors Map 08, Block 07, Lots 69 & 72, located in the R-10 Zone, owned by the Estate of Raymond Swarm, Patricia Menti, Executrix, in accordance with a subdivision map entitled "Subdivision Map, prepared for Estate of Raymond E Swarm, Bethel, Connecticut", dated September 30, 2013, subject to stipulations. Motion passed unanimously.

OTHER BUSINESS

Motion by K. Grant seconded by J. Lennon to add 8-24 Walnut Hill Rd to agenda. Motion passed unanimously.

Attorney Martin J Lawlor was present for the Town and reviewed with the Commission the final proposal for purchase of the sewer pump station located at 129U Walnut Hill Road.

Motion by J. Lennon seconded by K. Grant to recommend a positive report for the Town of Bethel to acquire a .262 acre parcel known as parcel Z 129U Walnut Hill Road. Motion passed unanimously.

Motion by J. Lennon seconded by K. Grant to modify the original subdivision approval for 48/50 Stony Hill Road to include a revision date of 10/10/13 for the purpose of including easements. Motion passed unanimously.

S. Palmer discussed with the Commission the TOD area master planning needed, traffic, Economics, architectural aspects and marketing.

MEETING DATES 2014

Motion to accept meeting dates with the revision of November 12 to November 13th 2014. Motion passed unanimously.

ELECTION OF OFFICERS

Motion by K. Grant seconded by D. Brown to cast one unanimous ballot for election of the following officers for the year 2014:

Chairman	Pat Rist
Vice Chairman	Bob Legnard
Secretary	Kitty Grant
Treasurer	John Lennon

Motion passed unanimously.

Motion to adjourn by K. Grant seconded by S. Deuschle. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use Coordinator