



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

NOVEMBER 13TH, 2007 – 7:00PM

DENIS J RIORDAN – ROOM D

PUBLIC HEARINGS:

DEBACHER/ REDWOOD DRIVE/ACCESSORY APARTMENT

P. Rist called the hearing to order. The following correspondence was submitted for the record:

Planning & Zoning Officials report dated 11/13/07

Health Department memo dated 11/9/07

Variance granted by the Zoning Board of Appeals dated 9/20/07 and filed in the Land Records.

Mr. Debacher was present and presented the proposal for an accessory apartment in the R-20 zone to be serviced by sewer and well. The unit will be occupied full time by a family member. No one spoke in favor or against the application. P. Rist closed the hearing.

WISSELL/22 ADAMS DRIVE/SUBDIVISION

P. Rist called the hearing to order. The following correspondence was submitted:

Planning & Zoning Official report dated 11/13/07.

Health Department memo dated 11/9/07

Town Engineer memo dated 11/12/07

The Commission is waiting for a Police Commission and Fire Marshall review.

The proposal is for a resubdivision of a .94 acre parcel into two conforming lots in the R-20 zone. One lot will contain an existing house and the new residence will be connected to the sewer during phase 3 of the project in Stony Hill.

Those who spoke:

Ron Wyckoff	29 Adams Drive
Ann Gellar	31 Adams Drive
Resident	23 Adams Drive
Ken Wissell	22 Adams Drive

The hearing is continued until the 11/27/07 meeting awaiting other department's reports and comments from the project engineer pertaining to drainage.

VERDI PROPERTIES LLC/80 SOUTH ST & 6 TAYLOR AVE ZONE CHANGE

R. Schweitzer and B. Legnard recused.

RECEIVED

NOV 14 2007

TOWN OF BETHEL
TOWN CLERK

BLACKSTONE INDUSTRIES/16 STONY HILL ROAD/SITE PLAN/SPECIAL PERMIT

Motion by G. Reynolds seconded by J. Lennon to approve an application for a site plan special permit for construction of a 2 story 2200 sf of commercial office building, with conditions. Motion passed 6-0-1, C. Bresloff abstained.

VERDI PROPERTIES LLC/REGULATION AMENDMENT/33-37 GRASSY PLAIN ST
ZONE CHANGE

B. Legnard and R. Schweitzer recused.

S. Palmer handed out material from the record that was previously accepted during the public hearing process. The Commission had a discussion the merits of the applications for a regulation amendment and zone change. A consensus of opinion for decision was not obtained. The Commission tabled the item until their next meeting for further deliberations.

NEW BUSINESS

ANTHONY NAZZARO/13 SHELTER ROCK ROAD/SUBDIVISION/EXACATION PERMIT

Motion by P. Rist to schedule a public hearing for 1/8/08 and refer this item to the appropriate Departments for review. Motion passed unanimously.

Motion by G. Reynolds to add 11 Payne Road to the agenda. Motion passed unanimously.

Motion by P. Rist to schedule a public hearing for 1/8/08 and refer this item to the appropriate departments for review. Motion passed unanimously.

8-24 REFERRAL

PARK & RECREATION/SHELTER ROCK ROAD/MECKAUER PARK
TEMPORARY ICE RINK

A referral for the installation of a temporary ice rink by the Board of Selectmen was reviewed. Motion by B. Legnard to issue a favorable report for the project. Motion passed unanimously.

SALE OF PROPERTY
DINEEN/TOPSTONE/ WATERHORSE DRIVE

The Commission reviewed the legal documents pertaining to the proposed sale of approximately 23 sf to the property owner. Motion by B. Legnard to issue a favorable report for the project. Motion passed unanimously.

BOND RELEASE

14 FRANCIS CLARKE CIRCLE

Motion by P. Rist seconded by B. Legnard to release 53,540.00 leaving a balance of 137,933.15.
Motion passed unanimously.

TIMBER OAKS

Motion by P. Rist seconded B. Legnard to release 756,626.30 leaving a balance of 256,760.45.
Motion passed unanimously.

HIGHVIEW ESTATES/ NASHVILLE ROAD EXTENSION

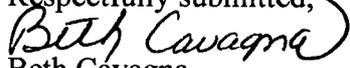
Motion by P. Rist seconded by G. Reynolds to release 19,900.00 leaving a balance of 48,100.00.
Motion passed unanimously.

ROUTE 6-PLANNING COMMITTEE

The Commission had a discussion on the Route 6 Study status.

Motion by K. Grant to adjourn,. Motion passed unanimously.

Respectfully submitted,



Beth Cavagna

Land Use coordinator