PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
JANUARY 8TH 2008 – 7:00PM
DENIS J RIORDAN – ROOM D

RECEIVED
JAN 09 2008
TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS

NAZZARO/13 SHELTER ROCK ROAD
SUBDIVISION/EXCAVATION PERMIT

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

Staff report, Steve Palmer, Planning & Zoning Official dated 1/8/08
Town Engineer, Andrew Morosky memo dated 1/7/08
Health Department, Laura L. Vasile, dated 12/18/07
Fire Marshall, Thomas Galliford, dated 1/2/08
Variance from Zoning Board of appeals dated 9/18/07

Michel Mazzucco P.E. was present for the applicant. A two-lot subdivision of 2.67 acres is proposed in the R-40 zone. Each lot is to be served by septic and well. An excavation and fill permit is required in order to remove 20,000cy of material from the site. No one spoke in favor or against the application. The Commission is waiting to receive a report from the Police Commission and requested the applicant to address the following at the next meeting, open space, site line distances, erosion and sedimentation control measures, use of sediment traps, criteria to be used for seeding and top soiling, stockpile areas, and detail pertaining to hours of operation and length of time needed to complete the excavation. P. Rist continued the hearing until 1/22/08.

BUSINESS MEETING:

Commission members present: P. Rist, Chairman, C. Bresloff,B. Legnard, J. Lennon, E. Finch, H. Karl, D. Buonomo, L. Valenti. H. Karl was seated for D. Shannon, D. Buonomo was seated for K. Grant.

Minutes

Motion by B. Legnard seconded by D. Buonomo to approve minutes of the 12/11/07 meeting, Motion passed unanimously.

Invoices

Motion by C. Bresloff to pay invoice in the amount of $31.02 to the Bethel Beacon. Motion passed unanimously.

WORK SESSION

NEW BUSINESS/ACCEPTANCE

Motion by P. Rist seconded by B. Legnard to add executive session Karin A NEJame and Philip D Burke V Town of Bethel and Verdi Properties LLC to the agenda. Motion passed unanimously.

S. Palmer handed out a copy of the citation and summons to the Commission members.

Motion by P. Rist seconded by J. Lennon to go into executive session, invite S. Palmer and B. Cavagna to discuss pending litigation of Karen Nejame & Philip Burke V the Town of Bethel and Verdi Properties. Motion passed unanimously.

Motion to come out of Executive session by J. Lennon. Motion passed unanimously. No decisions were made.

DENNIS C & DEBRA CASE/8 STONE DAM ROAD/EXCAVATION PERMIT

Motion by P. Rist seconded by J. Lennon to accept application and schedule a public hearing for 2/26/08, and refer item to the appropriate Departments for review and comment. Motion passed unanimously.

BETHEL ECONOMIC DEVELOPMENT/END OF TROWBRIDGE DRIVE COMMISSION/TOWN OF BETHEL/ZONE CHANGE FROM R-80 TO IP

Letter dated 1/8/08 from Attorney Daniel O'Grady requesting that the item be removed.

BETHEL MEADOWS/TOLL BROTHERS/ 77-79 RESERVOIR STREET ZONE CHANGE FROM R-10 TO DCD/SITE PLAN/SPECIAL PERMIT/EXCAVATION

Motion by P. Rist seconded by B. Legnard to schedule a public hearing for 2/12/08 and refer this item to the appropriate Departments for review. Motion passed unanimously

The Commission scheduled a site walk for 1/26/08 at 9am, meeting on the property.

CORRESPONDENCE

The final draft of the Route 6 study was received. The Commission was requested to review the report, discussion will take place at the next regular meeting.

BOND RELEASE

Motion by B. Legnard to reduce a portion of a bond held for the Shady Acres Subdivision in the amount of 76,866.00, leaving a balance of $64,055.00. Motion passed unanimously.

Motion to adjourn by J. Lennon, motion passed unanimously.

Respectfully submitted,

Beth Cavagna

Beth Cavagna
Land Use Coordinator