



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MEETING May 13, 2008 – 7:00PM DENIS J RIORDAN – ROOM D

PUBLIC HEARINGS:

D & R DEVELOPMENT LLC/54 HAWLEYVILLE ROAD ACCESSORY APARTMENT

P. Rist opened the public hearing. The following correspondence was submitted:
Staff report from S. Palmer Planning & Zoning Official dated 5/13/08.
Variance granted 4/15/08 by the Zoning Board of Appeals of section 118-24B(30)(g).

Frank Rotella was present for the applicant and explained the proposal, he stated that the Potential buyer was aware of the conditions of the special permit and would abide by them.

No one spoke. P. Rist closed the hearing.

Motion by B. Legnard, seconded by K. Grant to move Construction Consultants to the next item on the agenda. Motion passed unanimously.

PUBLIC HEARINGS CONTINUED

CONSTRUCTION CONSULTANTS/MAPLE AVE & HICKOK ZONE CHANGE/R-10,RR-10 TO DCD

P. Rist opened the continued public hearing. Attorney R. Kahn was present for the applicant, along with M. Mazzuco, P.E., D. Ryan, L.S. A. Mess, Traffic P.E.
The following correspondence was submitted:
Memo date 5/13/08 from S. Palmer, Planning & Zoning Official
Fire Marshall memo dated 4/22/08, revised 5/13/08
Letter dated 4/17/08 Michael & Claire Macchi, 30 Hickok Ave
Letter dated 4/2/08 from Kurt J.P. & Linda Nelson deHoff
Letter dated 4/21/08 from Claire Free M.D
Letter dated 4/21/08 from Judith Hochstadt M.D.
Letter dated 5/13/08 from Michael Mazzuco, P.C.

M. Mazzuco submitted a plan and profile for proposed blasting. D. Ryan submitted a survey showing the proposed open space, and conformance to the 35% rule. A. Ness submitted a traffic report dated 5/13/08.

Those who spoke:

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TOWN OF BETHEL
TOWN CLERK

Karen Foster	6 farm Court
Kristen Emard	28 Wooster St
? Elreth	15 Hickok Ave
Linda Nelson deHoff	8 Hickok Ave
Jason Foster	6 Farm Court
Joan Tarrant	16 Hickok Ave
Rich Emard	62 Maple Ave
Michael Macchi	30 Hickok Ave
Fred DiNegrìs	3 Country Way

The Commission discussed the information presented, and requested to have the Town's Traffic Consultant review the project under section 118-53 of the regulations, P. Rist also requested the Police Department conduct traffic counts at the location and submit the data to the Commission. P. Rist continued the public hearing until 5/27/08.

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

P. Rist opened the continued hearing and the public hearing for a special permit to have lighting incorporated with the riding rink. J. McCoy III, P.E. was present along with the property owners and submitted pictures showing the adjacent properties and existing vegetation. A report was received from the Bethel Health Department dated 5/13/08. Hours of operation for riding will not exceed 9:00pm, and no commercial activities are proposed.

Those who spoke: Fred DeNigrìs 3 Country Way

P. Rist closed the public hearing.

SUNRISE TERRACE/46 STONY HILL ROAD SITE PLAN/SPECIAL PERMIT/REGULATION AMENDMENT

D. Shannon recused, H. Karl seated.

JMC Engineering made a review of the changes to the intersection of Weed Road and Route 6. The Commission discussed the feasibility of easements to be obtained from the applicant for road design changes, a cul de sac that may be proposed on McNeil Road as shown in the Route 6 Study.

Correspondence submitted:

Memo from S. Palmer dated 5/13/08 Report dated 4/22 & 4/24 from JMC
Report dated 4/28/08 from Fredrick Clarke Associates.

P. Rist closed the public hearing.

BUSINESS MEETING:

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

Minutes

Motion by J. Lennon seconded by K. Grant to approve minutes of the 4/8/08 meeting. Motion passed. (6-0-1) D. Shannon abstained.

Invoices

Motion by K. Grant seconded by B. Legnard to pay invoices to the Bethel Beacon in the amount of 388.10, 61.16, 71.04. Motion passed unanimously.

NEW BUSINESS

WRIGHT ASSOCIATES/6 FJ CLARKE CIRCLE RESUBDIVISION

HUBER/42 TURKEY PLAIN ROAD RESUBMITTAL

Motion by K. Grant, seconded by B. Legnard to schedule a public hearing for Huber, 42 Turkey Plain Road for 6/10/08 and Wright Associates 6FJ Clarke Circle for 6/24/08 and refer the applications to the appropriate Departments for review. Motion passed unanimously.

WORK SESSION

SUNRISE TERRACE/46 STONY HILL ROAD/SITE PLAN/REGULATION AMENDMENT/SPECIAL PERMIT

d. Shannon recused, H. Karl seated

Motion by C. Bresloff seconded by B. Legnard to approve a zoning text amendment to permit an increase in the height of a building from 2.5 stories or 35 feet to 4 stories or 48 feet for buildings in the Commercial Industrial Zone as follows:

118-30B(3)(a) note 4 stories or 48 feet
118-30B(3)(d) note .05 parking space
118-32A note 5 4 stories or 48 feet

Motion passed unanimously.

Motion by K. Grant seconded by J. Lennon to approve an application by Sunrise Development for a Special Permit in accordance with Section 118-38 of the zoning regulations; to permit a new 3 story, 66,000 square foot building for an 80-unit assisted living facility, and to permit excavation and fill activity on a 5.92-acre parcel of land located in the Commercial CI Zone, at

46 Stony Hill Road, owned by Tony's Restaurant Inc., bearing Map #71, Block #110, Lot #26, subject to stipulations. Motion passed unanimously.

D & R DEVELOPMENT

54 HAWLEYVILLE ROAD

Motion by J. Lennon seconded by K. Grant to grant a special permit to D & R Development, 54 Hawleyville Road for an accessory apartment as shown on a site plan prepared by James R Palmer P.E. entitled "Lot 3 Shady Acres Estates, Bethel Connecticut dated 33/08, with stipulations. Motion passed unanimously.

BOND RELEASE

THE GLEN

NASHVILLE ROAD

Motion by K. Grant seconded by B. Legnard to reduce bond for the project from 384,102.09 to \$84,212.75. Motion passed unanimously.

Motion to adjourn by P. Rist. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna

Beth Cavagna

Land Use Coordinator