



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES May 27, 2008 – 7:00PM DENIS J RIORDAN – ROOM D

PUBLIC HEARINGS

ERIN & PAUL CASO/80 WOOSTER STREET/RESUBDIVISION

B. Legnard called the hearing to order. The following correspondence was submitted for the record:

Staff report by S. Palmer, Planning & Zoning Official dated 5/27/08

Building Official memo dated 4/10/08.

Memo from B. Dwinell, P.E. Engineering Department.

Memo from Capt.R.A.Cedergren, Police Department, 5/27/08,4/24/08,5/21/08

Memo from Fire Marshall dated 5/27/08.

Those who spoke:

Teri Mached 8 Almar Drive

Tom Mached 8 Almar Drive

John Curtin 6 Almar Drive

The Public Hearing was continued until the 6/10/08 meeting, awaiting PUC approval.

BUSINESS MEETING:

Commission members present: B. Legnard Vice Chairman, J. Lennon, D. Shannon, K. Grant, L. Valenti, H. Karl arrived at 7:10, and P. Rist arrived at 7:30pm.

Minutes

Motion by K. Grant, seconded by J. Lennon to approve minutes of the 5/13/08 meeting. Motion passed unanimously.

Invoices

Motion by C. Bresloff, seconded by K. Grant to pay invoices in the amount of \$2086.50 to Fredrick Clarke Associates for review of Sunrise Terrace, and Bethel Beacon in the amounts of 152.82, 44.72, and 137.00. Motion passed unanimously.

WORK SESSION

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

RECEIVED

MAY 28 2008

TOWN OF BETHEL
TOWN CLERK

Motion by K. Grant, seconded by J. Lennon to approve an application for a special permit in accordance with Section 118-44 of the zoning regulations to permit excavation and fill activity for the purpose of constructing a horse riding rink a special permit to install site lighting for the proposed riding ring, on property owned by Dennis and Debra Case located at 8 Stone Dam Road. Assessors Map 42, Block 47A, Lot 170, subject to stipulations. Motion passed unanimously.

CORRESPONDENCE

Vale Crest Subdivision

The Commission discussed a request to build a model home, without the use of sewers, which will not be installed for several years. The consensus of the Commission was that the resolution of approval stands, which includes the use of sewers for any construction on the property.

Shelter Rock Road

The consensus of the Commission was that there should be no change in the bond acceptance format for this resubdivision. All bonds need to be posted prior to the filing of the mylar.

PLANNING & ZONING OFFICIAL REPORT

S. Palmer handed out material pertaining to the progress of Planimetrics in revising the zoning regulations.

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

Respectfully submitted,


Beth Cavagna
Land Use Coordinator