



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION AGENDA October 28, 2008 DENIS J RIORDAN – ROOM D 6:30pm

The Commission met with Richard Harrall from HMA Associates to discuss the Transit Oriented Development (TOD) Fiscal Impact Study.

**RECEIVED**

### PUBLIC HEARINGS CONTINUED:

OCT 29 2008

#### HILL/OLD SHELTER ROCK ROAD/EXCAVATION/SPECIAL PERMIT

TOWN OF BETHEL  
TOWN CLERK

P. Rist recused.

B. Legnard called hearing to order. The Commission reviewed with Mike Lillis, P.E. and reviewed the proposed landscaping plan, and discussed the potential impact on trees along the adjacent property. Section 118-44-B (2) of the excavation regulations and further information of the tree line protection will be reviewed at the next meeting. M. Lillis granted a 35 day extension. Hearing was continued.

P. Rist seated.

#### 847 LLC/268 GREENWOOD AVE/SITE PLAN MODIFICATION

P. Rist called hearing to order. The Commission was waiting for comments as a result of a meeting that was to of taken place between the applicant's attorney and Town Counsel. Town Counsel was not available. The Commission requested an extension so a clarification of DEP's and the Bethel Health Departments review process in relation to the development of the site can be clarified. The Chairman also requested that staff draft a potential resolution of approval. R. Kahn, Attorney for the applicant granted a 35 day extension. Hearing was continued.

### BUSINESS MEETING

Commission members present: P. Rist Chairman, D. Shannon, J. Lennon, C. Finch, B. Legnard, C. Bresloff, L. Valenti, K. Grant.

### MINUTES

Motion by K. Grant, seconded by B. Legnard to move invoices and minutes to the next item on the agenda to the next item on the agenda. Motion passed unanimously.

Motion by B. Legnard, seconded by K. Grant to approve minutes of the 10./14/08 meeting. Motion passed unanimously.

## **NEW BUSINESS**

### **CHELSEA HEIGHTS/APOLLO ROAD/SITE PLAN MODIFICATION**

The Commission concluded that a public hearing wasn't necessary for the proposal, and requested that the applicant appear at the next meeting.

## **WORK SESSION**

### **BENGAL PROPERTIES/36 WOLFPITS ROAD/SUBDIVISION**

P. Rist requested staff to have a resolution of approval for the meeting. Motion by J. Lennon, seconded by B. Legnard to approve At a meeting on October 28, 2008, the Planning & Zoning Commission resolved to **APPROVE** an application for a site plan for a 3 lot subdivision of land and a special permit to allow a rear lot pertaining to a 4.049-acre parcel of land located at 36 Wolfpits Road, located in the R-40 Zone, as shown on map entitled "Subdivision Map, Prepared for Bengal Properties LLC, 36 Wolfpits Road, Bethel, Connecticut", prepared by David Ryan, L.S. (CT Lic. #8175), dated March 5, 2008, and last revised on September 4, 2008, with stipulations. Motion passed (6-1) D. Shannon opposed.

### **ARMANDO'S RESTAURANT/47 STONY HILL ROAD/OUTDOOR DINING AREA**

C. Finch, J. Lennon recused, H. Karl seated.

Motion by K. Grant seconded by B. Legnard to approve an application for a modification to a Special Permit in accordance with Section 118-30A(p) of the zoning regulations; to permit the construction of a new 420sf. outdoor dining patio and associated parking and site improvements in the (CI) Zone at 47 Stony Hill Road, subject to stipulations. Motion passed unanimously.

### **CONSTRUCTION CONSULTANTS/ZONE CHANGE/R-10/TT-10 TO DCD MAPLE AVE & HICKOK AVE.**

Motion by B. Legnard, seconded by C. Bresloff to approve an application for a zoning map amendment by Construction Consultants LLC; to apply the zoning designation of the Designed Conservation District (DCD) as an overlay zone to the underlying residential RR-10 Zone of a 2.26-acre parcel of land located at 32 Hickok Avenue, Assessors Map 30, Block 72, Lot 54A, and to the underlying R-10 Zone of an 11.273-acre parcel of land located on Maple Avenue, Assessors Map 30, Block 72, Lot 67, as depicted on a map entitled, "Proposed Zone Change, 32 Hickok Avenue & Maple Avenue, Prepared for Construction Consultants, LLC, by David Ryan L.S., dated January 24, 2008 with reasons. Motion carried. (6-1) D. Shannon opposed.

## **CORRESPONDENCE**

### **80 South Street - Subdivision filing extension**

Motion by B. Legnard, seconded by J. Lennon to approve an extension of 90 days for the filing of subdivision maps for 80 South Street. Motion passed unanimously.

**EXECUTIVE SESSION NEJAME VS TOWN OF BETHEL**

Motion by J. Lennon to go into executive session and invite B. Cavagna & S. Palmer. Motion passed unanimously.

Motion to come out of executive session by J. Lennon, seconded by K. Grant. Motion passed unanimously.

The Commission tentatively scheduled a meeting with PAnimetrics for 11/20/08.

Motion to adjourn by B. Legnard. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Beth Cavagna". The signature is written in black ink and is positioned above the printed name.

Beth Cavagna

Land Use Coordinator