



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
November 25, 2008
DENIS J RIORDAN – ROOM D 7:00pm

RECEIVED

NOV 26 2008

**TOWN OF BETHEL
TOWN CLERK**

PUBLIC HEARINGS CONTINUED:

JACCARINO CONSTRUCTION/153 GRASSY PLAIN STREET
SITE PLAN/SPECIAL PERMIT

CONTINUED UNTIL 12/9/08

847 LLC/268 GREENWOOD AVE/SITE PLAN MODIFICATION

The hearing was opened by B. Legnard. The Commission was waiting for results from a meeting between Town Council and the applicants Attorney along with members of the Planning & Zoning Department and the Health Department for a clear direction on procedure for permits, and oversight of the project. B. Legnard closed the hearing.

PUBLIC HEARINGS

AGWAY/74 SOUTH STREET/SITE PLAN

B. Legnard opened the hearing. The following correspondence was submitted:

Staff report by S. Palmer dated 11/25/08

Health Department memo dated 11/25/08

Memo from Engineering Department dated 11/24/08

Building Official memo dated 11/14/08

Fire Marshall Memo dated 11/24/08

Bethel Police Commission dated 11/21/08

Letter from Rob Schweitzer dated 11/25/08

Robert Crisculo P.E. was present for the applicant along with staff and property owner. The proposal calls for construction of a 2,520sf addition of a green house, in a location where outside storage is presently being used. Deferred parking will be requested for the expansion and enhanced landscaping is proposed.

No one spoke in favor or against the application.

The Commission continued the hearing until the next meeting to allow for review of the existing grades for the front of the property to have a better understanding of the feasibility of sidewalks along South Street.

BUSINESS MEETING

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

Minutes

Motion by C. Bresloff seconded by K. Grant to accept the minutes of the 11/12/08 meeting. Motion passed unanimously.

Invoices

Motion by C. Bresloff seconded by J. Lennon to approve payment to the Bethel Beacon in the amount of 31.02. Motion passed unanimously.

NEW BUSINESS

PASQUALE MURACA
RESUBDIVISION

24, 28, 32, MAPLE AVE & 38 HICKOK

Motions by K. Grant seconded by C. Bresloff to schedule a public hearing for 1/13/08 and refer application to appropriate Departments for review. Motion passed unanimously.

WORK SESSION

HILL
EXCAVATION/SPECIAL PERMIT

OLD SHELTER ROCK ROAD

The Commission discussed the merits of the proposal in relation to the excavation regulations in particular "bonifide Construction" section 118-44B 2 and 3. The Consensus of the Commission was that the property owner exceeded what was allowed under the exemption for work that was done pertaining to landscaping but felt that improvements to be made to the driveway, for safety reasons should be allowed. The Commission requested staff to present a resolution conveying their thoughts at the next meeting.

Motion by K. Grant seconded by J. Lennon to add 268 Greenwood Ave to the agenda. Motion passed unanimously.

847LLC, 268 GREENWOOD AVE

The Commission expressed a favorable review of this project, if feasible, enhancing a property that was in disarray for many years and requested staff to present a resolution of approval if concerns can be addressed through the appropriate Agency's.

Motion by J. Lennon, seconded by C. Bresloff to approve an application for a revision to a site plan on property located at 268 Greenwood Ave, Assessors Map 140, Block 10, Lot 01, owned by 847 LLC, to permit renovations to the existing building, modifications to the parking and landscaping, and to permit a change in use from office, to retail and office use, subject to stipulations. Motion passed unanimously.

BOND RELEASE

J. Lennon recused.

PINE ACRES

NASHVILLE ROAD EXTENSION

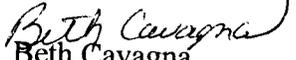
Motion by K. Grant seconded by C. Bresloff to approve a bond release for Pine Acres from \$72,715.00 to 32,062.00. Motion passed unanimously.

PLANNING & ZONING OFFICIAL REPORT

S. Palmer handed out revised regulations that will be discussed with the Commissions planning consultant at the 12/3/08 meeting.

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

Respectfully submitted,


Beth Cavagna
Land Use Coordinator