



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION AGENDA

December 9, 2008

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS CONTINUED:

Motion by J. Lennon seconded by K. Grant to move Agway to the next item on the agenda.
Motion passed unanimously.

AGWAY/74 SOUTH STREET/SITE PLAN

P. Rist recused. B. Legnard opened hearing. Revised drawings were submitted showing revised landscaped area with sidewalks, curbed islands and improvements for handicapped parking. No one spoke in favor or against the application. B. Legnard closed the hearing.

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

P. Rist opened the hearing. The following correspondence was submitted:

- Letter dated 12/9/08 from Attorney N. Marcus.
- Letter dated 11/24/08 from Attorney Frank J Scinto
- Letter dated 11/24/08 from Attorney Richard M. McGannon
- Letter dated 11/19/08 from Artel engineering, Dainius Virbickas, P.E.
- Letter dated 11/24/08 from Mike Lillis, P.E., CCA<LLC
- Memo dated 8/25/08 from D. Goodrich Chairman, Inland Wetlands Commission
- Volume 461 page 193-196 of the Town of Bethel Land Records.
- Letter dated 12/9/08 from Town Counsel Attorney W. Hagan.

Attorney P. Scalzo, representing the Condominium Association reviewed Artel Engineering report dated 11/19/08. S. Sullivan CCA, LLC representing the applicant reviewed points from Artel Engineering's letter. Attorney F. Scinto discussed "standing" of Applicant; Town Counsel discussed his letter with the Commission. Review of the site plan, Fema maps, elevations, parking, uses, development rights, easement encroachments, storm water, and wetlands were reviewed. P. Rist closed the hearing.

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**TOWN OF BETHEL
TOWN CLERK**

BUSINESS MEETING

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

Minutes

Motion by B. Legnard seconded by J. Lennon to approve minutes of the 11.25.08 meeting.
Motion passed. (5-0-2) P. Rist and D. Shannon abstained.

Invoices

Motion by J. Lennon, seconded by K. Grant to pay invoices in the following amounts: Bethel Beacon 31.02, 50.20; SEA Consultants 1263.90; Fredrick Clarke Assoc 847.09. Motion passed unanimously.

WORK SESSION

HILL/ OLD SHELTER ROCK ROAD/EXCAVATION/SPECIAL PERMIT

P. Rist, D. Bounomo, D. Shannon recused. H. Karl seated.

The Commission requested staff to draw up a resolution reflecting their comments from the last meeting.

Motion by J. Lennon, seconded by K. Grant to grant in part a special permit application to permit excavation and fill activity on property located a 5 Old Shelter Rock Road, assessors map 49 Block 75 Lot 14 owned by Darren Hill subject to stipulations. Motion passed unanimously.

Motion by J. Lennon seconded by C. Bresloff to deny in part all excavation activity associated with the slopes at the rear of the subject parcel for reasons. Motion passed unanimously.

Motion to add Agway, 74 South Street to work session by J. Lennon, seconded by B. Legnard
Motion passed unanimously.

AGWAY/74 SOUTH STREET

P. Rist, D. Shannon, D. Bounomo recused. H. Karl seated.

Motion by J. Lennon, seconded by K. Grant to approve Agway, a special permit application to permit construction of a new 2,520sf retail greenhouse addition and an associated parking and landscaping improvements on property located at 74 South Street, assessors Map 22, Block 21, Lot 01, owned by Retail Property Three, LLC subject to stipulations. Motion passed unanimously.

OTHER BUSINESS

ELECTION OF OFFICERS

Motion by K. Grant, seconded by D. Shannon to nominate J. Lennon for Treasurer. Motion passed unanimously.

Motion by J. Lennon seconded by B. Legnard to nominate K. Grant as secretary. Motion passed unanimously.

Motion by J. Lennon seconded by C. Bresloff to nominate B. Legnard as vice chairman. Motion passed unanimously.

Motion by K. Grant, seconded by B. Legnard to nominate P. Rist as Chairman. Motion passed unanimously.

CALENDAR

Motion to adopt calendar for 2009 by K. Grant seconded by J. Lennon. Motion passed unanimously.

CORRESPONDENCE

BOND RELEASE

TOLL BROTHERS

Motion by K. Grant seconded by J. Lennon to release \$523,820.00 leaving a balance of \$683,190.00 Motion passed unanimously.

PLANNING & ZONING OFFICIAL REPORT

Reminder of meeting 1/7/08, 6:30pm for zoning regulation review.

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

Respectfully submitted,


Beth Cavagna
Land Use Coordinator