



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

May 26, 2009

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS:

ZIEGLER/21 NASHVILLE RD EXT/SUBDIVISION/2 LOT
(continued to June 9)

THE GLEN/74 NASHVILLE ROAD/ZONE CHANGE/
PRD TO R-10 TO DCD
J. Lennon recused.

P. Rist called the continued hearing to order. The following correspondence was submitted for the record:

Staff report by S. Palmer Planning & Zoning Official dated 5/26/09.

HVCEO referral dated 3/18/09

Letter from Attorney Neil Marcus dated 4/27/09.

Planning & Zoning Commission Zone Change approval dated 9/13/04.

Planning & Zoning Commission special permit/site plan approval dated 5/13/05.

Attorney N. Marcus was present for the applicant and stated that there was a meeting of the Homeowners Association which reviewed the proposed changes and voted to amend the declaration by a vote of (4-0-1). The proposal is requesting a change in the zoning designation of a 20 acre parcel of land from Planned Residential development to R-10 and the Designated Conservation District Over Lay Zone. P. W. Scott, P.E. was present and reviewed the existing project with the Commission and the similarities that exist between the DCD and PRD Zones.

Those who spoke:

Scott Waterman	83 Nashville Rd
Sue Dolan	81 Rockwell Rd
John Cleary	1 Manor Lane
Nathan Kahn	Principal owner

The Commission reviewed the merits of the proposal. P Rist closed the public hearing.

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MAY 27 2009

TOWN OF BETHEL
TOWN CLERK

Motion by J. Lennon seconded by B. Legnard to schedule a public hearing for 6/23/09 and refer item to the appropriate Departments for review. Motion passed unanimously.

**BALCKSTONE INDUSTRIES/4 GARELLA ROAD
SUBDIVISION**

Motion by J. Lennon seconded by D. Shannon to schedule a public hearing for 6/23/09 and refer item to the appropriate Departments for review. Motion passed unanimously.

WORK SESSION

Motion by C. Bresloff seconded by K. Grant to add the Glen to the work session portion of the meeting. Motion passed unanimously.

The Commission discussed the merits of the application. Discussion will continue at the next meeting.

Motion by J. Lennon to adjourn. Motion passed unanimously.

Respectfully submitted,



Beth Cavagna
Land Use Coordinator