



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

July 14, 2009

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS

GILL/11 SHELLY ROAD/ACCESSORY APARTMENT

P. Rist continued the hearing until the next meeting.

THE GLEN/74 NASHVILLE ROAD/ZONE CHANGE PRD TO R-10 TO DCD

J. Lennon recused.

P. Rist opened the hearing by having the legal notice read. The following correspondence was submitted for the record:

Staff report by S. Palmer Planning & Zoning Official.

HVCEO report dated 6/12/09.

Letter from Attorney N. Marcus dated 4/27/09, and certification of notification for public hearing.

Planning & Zoning Commission approval dated 9/13/04 for a zone change.

Planning & Zoning Commission approval for a site plan dated 5/13/05.

Letter dated 6/30/09 Atty N. Marcus.

Protest petition dated 7/14/09 by Walter and Carol Hill.

Copy of a listing for 1 Manor Lane.

The applicant is requesting a change of zone of a 40 acre parcel from PRD to R-10 to DCD.

This is a resubmission of an application considered in May of this year.

Attorney Neil Marcus was present for the applicant and submitted certification of notification for the public hearing.

The following people spoke:

| | |
|---------------|-------------------|
| Beate Dayton | 66 Nashville Road |
| Fran O'Neil | 54 Taylor Ave |
| Wayne Nielson | 75 Nashville Road |
| John O'Neil | 54 Taylor Ave |
| Janis Panuzzi | 22 Nashville Road |
| Sue Dolan | 81 Rockwell Road |

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TOWN OF BETHEL
TOWN CLERK

Attorney Gregory Cava was present for owners of a Unit located in the complex. He submitted a petition of protest by the Walter and Carol Hill, and also discussed portions of the declaration of the development pertaining to the age restriction.

P. Rist continued the public hearing to August 11th and requested a copy of the declaration to forward to Town Counsel for review and comment, and also to receive a reply from the applicant pertaining to restricting the bedroom count of the units, and monitoring of the age restriction after completion of the project.

J. Lennon seated.

PLANNING & ZONING COMMISSION/REGULATION AMENDMENT/CI ZONE FLOOR AREA REQUIREMENT

P. Rist opened the hearing. The following correspondence was submitted for the record:
Staff report by S. Palmer Planning 7 Zoning Official dated 7/2/09 revised 7/13/09 with attachments.

Letter dated 7/14/09 from John W Deering.

Letter dated 7/14/09, Steiner Inc. Roy Steiner.

Letter dated 7/14/09, Ron Schweitzer.

Joan Macintosh, 11 Sand Hill Road

Mr. & Mrs. Dominic Ippolito, 32 Linda Lane.

William Foster, 55 Ridgedale Road

Mr. Tomanio, 9 Maple Row

Those who spoke:

| | |
|--------------------|-------------------|
| Joan Gereg Bradley | 66 ridgedale Road |
| Delores Tierney | Sky Edge Drive |
| Chris Trodahl | Oak Ridge Rd |
| Nora O'Neil | 54 Taylor Ave |
| Duncan Hume | Weed Road |
| John Gillen | 3 Westview Drive |
| Gail Dwyer | 6 Sky Edge Lane |
| John O'Neil | 54 Taylor Ave |
| Rob Debacher | 6 Old Field |
| Sue Gardner | 19 McNeil Rd |
| Anne Zeller | 31 Adams |
| Richard Kelly | 7 McNeil |
| Geraldine Mills | 4 Colonial Dr |
| B. J. Liberty | 8 Grand St |
| Martin Riechard | 15 McNeil Rd |
| Eileen Whitlock | 13 Long Hill Rd |
| John Deering | 26 Winthrop |
| Eileen Zempko | 11 Long Hill |
| Lou Godkin | McDonough Dr |

The Commission discussed answered some of the questions regarding the proposal and will continue the hearing until the 8/11/09 meeting.

BUSINESS MEETING.

Minutes

Motion by B. Legnard, seconded by J. Lennon to approve minutes of the 6/23/09 meeting with amendments. D. Shannon attendance. Motion passed unanimously.

WORK SESSION

BATISTA FAMILY PARTNERSHIP/16 GRASSY PLAIN ST/SITE PLAN SPECIAL PERMIT

Motion by K. Grant seconded by J. Lennon to approve the a special permit application for a new 2 story 15,800sf commercial building for a bank with drive through service, office and site improvements on a 3.722 acre parcel of land located at 16 Grassy Plain Street in the Commercial Zone, owned by E. W. Bautista subject to conditions. Motion passed unanimously.

MURACA/24, 28, 32 MAPLE AVE & 38 HICKOK/RESUBDIVISION

Motion by C. Bresloff seconded by B. Legnard to approve an application for a 5 lot resubdivision of an 1.49 acre parcel of land to create one new lot located at 24, 28 , 32 maple Ave and 38 Hickok Ave located in the RR-10 Zone, subject to conditions. Motion passed unanimously.

BLACKSTONE INDUSTRIES/4 GARELLA ROAD
2 LOT SUBDIVISION

Motion by B. Legnard seconded by B. Legnard to approve an application for a subdivision of a 3.07 acre of land in to 2 lots in the CI zone located at 16 Stony Hill Road with conditions. Motion passed unanimously.

CORRESPONDENCE

WALNUT HILL COMMUNITY CHURCH

The Commission received a request from Walnut Church for a one time event, and being a Church related function felt that it was acceptable and further review was not necessary at this time

BOND RELEASE

Highview Estates - 25 Nashville Road Extension

Motion by B. Legnard seconded by J. Lennon to release remaining bond for Highview Estates, Nashville Road Extension, bonds for individual lot development will be posted at the time a building permit is requested. Motion passed unanimously.

The Commission was reminded that there is a meeting on 6/21/09 at 6:30 for Pizza, John Lennon is buying, and regulation review.

Motion to adjourn by K. Grant seconded by C. Bresloff. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use Coordinator