



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

August 11, 2009

DENIS J. RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS CONTINUED:

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

J. Lennon recused.

P. Rist opened the continued public hearing. The following correspondence was submitted for the record:

Memo from S. Palmer, Planning & Zoning official dated 8/4/09.

Letter from Atty William J Hagan dated 8/11/09.

More return receipts from Atty Marcus.

Petition for super majority decision from Hill, 1 Bailey Boulevard with attachments.

Copy of Condominium Declaration.

Copies of Declaration presented by Atty Cava.

Driveway improvement plan for 83 Nashville Road dated 8/11/09.

Attorney Marcus was present for the applicant. P. Scott presented design drawings for driveway improvement. Atty Cava presented a petition for a super majority decision. Those who spoke:

Chris Paul	Kenosia Construction
Sue Dolan	Rockwell Rd, William Pitt Realty

Attorney Marcus protested the petition. P. Rist closed the hearing.

PLANNING & ZONING COMMISSION/CI ZONE FLOOR AREA & HEIGHT/ REGULATION AMENDMENT/REQUIREMENTS

P. Rist opened the continued public hearing. The following correspondence was submitted for the record:

Letter dated 8/11/09 from C. Trodahl.

Memo from T. Engineer Andrew Morosky dated 8/11/09.

Letter dated 8/10/09 from Gary B and Marguerite Lewis.

Letter dated 8/11/09 from Paul P and Peter V Scalzo.

Letter dated B. J. Liberty dated 8/7/09.

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TOWN OF BETHEL
TOWN CLERK

Letter dated 8/10/09 from John W. Deering.

Those who spoke:

Alice Hutchinson	Rockwell Road
Chris Trodahl	56 Oak Ridge Road
Duncan Hume	10 Weed Road
Ben Kent	2 Oldfield Rd
Bill Foster	55 Ridgedale Rd
Lisa Dibble	8 Redwood Drive
Delores Tierney	Sky Edge Drive
Frank Tomanio	Ridgedale Road
Mary Ann Whitney	Old Hawleyville Road
Debra Schneider	105 Old Hawleyville Rd
Larry Craves	

The Commission members spoke individually about the proposed regulation; the tools used to put forth the application by the Commission, and thanked the public for comments. P. Rist closed the public hearing.

BUSINESS MEETING.

Commission members present: P. Rist, Chairman, C. Finch, B. Legnard, K. Grant, C. Bresloff, H. Karl.

Motion by J. Lennon seconded by C. Bresloff to accept minutes of the 7.14.09 meeting. Motion passed unanimously.

Motion by J. Lennon seconded by C. Bresloff to pay invoices to the News Times in the amount of 744.52 current and 601.26 30 days. Motion passed unanimously.

NEW BUSINESS

ZIEGLER/21 NASHVILLE ROAD EXTENSION/SUBDIVISION/SPECIAL PERMIT

Motion by C. Bresloff seconded by K. grant to accept application and refer item to the appropriate Departments for review and comment. Motion passed unanimously.

Motion by J. Lennon seconded by B. Legnard to add Maple Ave/Hickok to agenda. Motion passed unanimously.

Motion by C. Bresloff seconded by K. grant to accept application for a site plan special permit, schedule a public hearing for 10/13/09 and refer item to SEA Consultants for n estimate for review, along with our traffic consultant if deemed necessary by staff. Motion passed unanimously.

CORRESPONDENCE

Public Meeting/Zoning Regulation Update

Motion by K. Grant, seconded by C. Bresloff to schedule a public informational meeting on the proposed zoning regulations for 9/29/09. Motion passed unanimously.
September 29, 2009

Toll Brothers – Summitt View

It was the consensus of the Commission that more information was needed in order to make a decision.

BOND RELEASE

Toll Brothers

Reservoir Street

Motion by J. Lennon seconded by C. Bresloff to release a portion of the bond held for Bethel Meadows 683,190.00 in the amount of \$585,424.00 leaving a balance of 198,166.00. Motion passed unanimously.

Bengal Properties

36 Wolfpits Road

Motion by J. Lennon seconded by C. Bresloff to release \$4050.00 from the bond for monuments and pinning of the lots. Motion passed unanimously.

Village Lights

Motion to release bond in it's entirety by C. Bresloff seconded by J. Lennon. Motion passed unanimously.

Planning & Zoning Official Report

Lights for 295 Greenwood Ave were reviewed.
Bennett Property will have heat and air conditioning but no change in times of use.

Motion to adjourn by C. Bresloff seconded by J. Lennon. Motion passed unanimously.

Respectfully submitted,
Beth Cavagna
Beth Cavagna
Land Use Coordinator