



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION AGENDA

September 8, 2009

DENIS J RIORDAN – ROOM D 7:00pm

Commission members present: P. Rist, Chairman, D. Shannon, E. Finch, J. Lennon, K. grant, C. Bresloff, B. Legnard, H. Karl.

BUSINESS MEETING.

Minutes

Motion by K. grant, seconded by B. Legnard to accept minutes of the 8/11/09 meeting. Motion passed unanimously.

Invoices

Motion by J. Lennon seconded by K. grant to pay invoices for News Times in the amount of \$1,154.02. Motion passed unanimously.

NEW BUSINESS

TOLLBROTHERS/SUMMITT VIEW/(FORMERLY CHELSEA HEIGHTS)

D. Rossi was present for Toll brothers and reviewed with the Commission a Letter of intent, pertaining to construction work on Saturdays involving the installation of utility lines. The consensus of the Commission was that this work is allowed under section 118-44-C(1)c.

WORK SESSION

J. Lennon and L. Valenti recused.

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

The Commission discussed the merits of the application. The Commission did not take a consensus vote on a decision. It was determined that clarification from Counsel is needed pertaining to the declarant's rights and the petition.

RECEIVED

SEP 09 2009

TOWN OF BETHEL
TOWN CLERK

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

The Commission focused on the height allowances that are proposed with the change in regulation as well as the effect of the proposed square footage allowance per lot in comparison with what has already been built along Route 6. Traffic, and existing infrastructure were reviewed. The Commission tabled the item until their next meeting for further discussion.

K. Grant and D. Shannon left.

CORRESPONDENCE

EAST BROOK CONSTRUCTION/ EXTENSION FOR FILING MYLAR

Motion by C. Bresloff seconded by B. Legnard to grant a 90 day extension for filing of mylars. Motion passed unanimously.

BOND RELEASE

WESTCHESTER MODULAR HOMES/4 GARELLA ROAD

Motion by B. Legnard seconded by C. Bresloff to release remaining bonds for Westchester Modular Homes(16,296.00). Motion passed unanimously.

Motion to release bonds in the amount of \$15,233.00 for Walnut Hill Community Church. The project is complete. Motion passed unanimously.

Motion by P. Rist seconded by B. Legnard to accept letter of resignation from D. Buonomo with regret and request staff to send a letter to him thanking him for his service on the Commission.

Motion to adjourn by B. Legnard seconded by K. Grant. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use Coordinator