



# PLANNING & ZONING COMMISSION

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

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TOWN OF BETHEL  
TOWN CLERK

## PLANNING & ZONING COMMISSION MINUTES

December 16, 2009

DENIS J RIORDAN – ROOM D 6:30pm

**Commission Members Present:** P. Rist, Chairman, D. Shannon, B. Legnard, P. Valenti, K. Grant, E. Finch, J. Lennon, S. Deuschle.

### Town of Bethel Zoning Regulations & Zoning Map

The Commission discussed comments and revisions made since the closing of the public hearing. It was the consensus of the Commission to accept the revisions as suggested by staff dated 12/7/09.

Motion made by B. Legnard seconded by K. Grant to adopt the Town of Bethel Zoning Regulations dated October 2009 including the appendix, and revisions dated 12/7/09 along with minor clarifications of this evening, with an effective date of January 1<sup>st</sup> 2010. Motion passed unanimously.

Motion by B. Legnard seconded by John Lennon to adopt the Town of Bethel Zoning Map dated 10/22/09 with revisions reflecting changes for Peck Lane( entire parcel should be R-80) and include changes as adopted for 93 Wooster Street from I, R-80 to R-10, with an effective date of January 1<sup>st</sup>, 2010. Motion passed unanimously.

### PUBLIC HEARINGS CONTINUED:

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

J. Lennon recused.

P. Rist opened the continued public hearing. The proposal is to change a zoning designation from PRD to R-10 to DCD, in order to lift the 55 year and older designation from the property. Attorney N. Marcus was present for the applicant and submitted certification of notification of the surrounding property owners. The following correspondence was submitted for the record:

Staff report by S. Palmer dated 12/8/09

Letter dated 12/16/09 from attorney W. Hagan

Letter dated 12/14/09 from attorney G. Cava.

Minutes from the Board of Directors meeting for the Homeowners Association of the Glen. Attorney N. Marcus confirmed that the site plan will be submitted as previously approved and will include 2 affordable units.

Those who spoke:

M. Kola	17 Goodhill Rd
M. Veach	87 Nashville Rd
S. Dolan	81 Rockwell Rd
J. Cleary	1 Manor Lane

P. Rist closed the hearing.

### **WORK SESSION**

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

The Commission reviewed the application and formed a consensus.

Motion by K. Grant seconded by H. Karl to grant a zone change to The Glen, 74 Nashville Road, from the PRD to R-10 to the DCD overlay zone with stated reasons that the application meets and is accordance with the Comprehensive Plan of Development and there will be no detrimental affect to the surrounding properties. Motion passed unanimously. Effective date January 1<sup>st</sup> 2010.

Motion to adjourn by K. Grant seconded by E. Finch. Motion passed unanimously.

Respectfully submitted,

  
Beth Cavagna  
Land Use Coordinator