

PLANNING & ZONING COMMISSION

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

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NOV 16 2009

TOWN OF BETHEL
TOWN CLERK

PLANNING & ZONING COMMISSION MINUTES

NOVEMBER 10, 2009

BETHEL MUNICIPAL CENTER – 7:00PM

DENIS J RIORDAN ROOM D

PUBLIC HEARINGS CONTINUED:

ZIEGLER SUBDIVISION/ SPECIAL PERMIT/21 NASHVILLE ROAD

P. Rist called the hearing to order. The Commission received Health approval for the project dated 11/9/09. D. DiVesta was present for the applicant and reviewed the changes that were requested by the Health Department. P. Rist closed the hearing

MH DEVELOPMENT LLC/ 32 HICKOK AVE & MAPLE AVE

Letter received from R. Kahn dated 11/3/09 requesting hearing be continued until 11/24/09. The Commission discussed the statutory time table of the application, with concerns that the application would not be ready until the 24th of November. It was the consensus of the Commission to request staff notifies the applicant of their concerns and that the Commission will not hear the applicant on the 24th but on the 8th of December, if the applicant is not ready by the 8th of December it is recommended that they withdraw the application. Motion was made by B. Legnard, seconded by D. Shannon. Motion passed unanimously.

BLIC HEARINGS

The hearing for the Glen, Nashville Road will be held on November 24th, 2009.

DIMARZIO/24 POUND SWEET HILL ROAD/ ACCESSORY APARTMENT

P. Rist opened the hearing. The applicant is requesting a special permit to construct a 727sf are for an accessory apartment for parents. Health Department approval was received 11/10/09. r. Schlemmer was present and explained the interior renovations to the Commission. No one spoke in favor or against. P. Rist closed the hearing.

BUSINESS MEETING:

Commission members present: P. Rist, Chairman, L. Valenti, D. Shannon, B. Legnard, K. Grant, H. Karl, S. Deuschle. L. Valenti was seated for J. Lennon; S. Dueschle was seated for C. Bresloff.

MINUTES

Motion by B. Legnard, seconded by K. Grant to approve minutes with spelling corrections of the October 13th meeting.

Motion passed. D. Shannon abstained.

INVOICES

Motion to pay News Times in the amount of 559.70 by K. Grant seconded by B. Legnard.

Motion passed unanimously.

WORK SESSION

Motion to add Zeigler and Dimarzio to the agenda for work session by B. Legnard seconded by H. Karl. Motion passed unanimously.

ZIELGLER /SUBDIVISION/ 21 NASHVILLE ROAD

The Commission discussed the merits of the application. Motion by K. Grant seconded by D.

Shannon to approve an application for a 2 lot subdivision of land and a special permit to allow a rear lot and for excavation and fill activity pertaining to a 4.192 acre parcel of land located at 21 Nashville road Extension, in the R-40 zone, Assessors Map 24 Block 50 and lot 012, as shown on a map entitled "Subdivision Map, Showing subdivision of parcel B prepared for Ziegler, Nashville Road Extension Bethel Connecticut", by Paul Fagan L.S. (Ct. Lic. 7756) of Surveying Associates, dated January 22, 2009, and last revised on October 7, 2009, subject to stipulations. Motion passed unanimously.

Motion by B. Legnard seconded by K. Grant to waive subdivision regulation 95-3A (2) that requires a 12 foot wide paved driveway for a rear lot. The driveway may remain its existing width and remain unpaved. The reason is that the Commission recognizes that the existing house on the proposed rear lot has used the driveway in its current configuration and condition for some time. The Commission does not believe it is necessary to remove mature trees and perform excavation and fill activity to accommodate the current rear driveway specifications. Motion passed unanimously.

DIMARZIO/ 24 POUND SWEET HILL ROAD? ACCESSORY APARTMENT

Motion by B. Legnard, seconded by H. Karl to approve a special permit application under 118-24B(30) and 118- 2B of the zoning regulations for an accessory apartment on property located at 24 Pound Sweet Hill Road, Assessors Map 61, Block 78 Lot 02-07 owned by Paul and Linda DiMarzio subject to stipulations. Motion passed unanimously.

NEW BUSINESS

Wright Associates/6 FJ Clarke Circle/ Subdivision

Motion by P. Rist seconded by K. Grant to schedule a hearing for 1/12/010 and refer item to the appropriate Departments for review. Motion passed unanimously.

PLANNING & ZONING OFFICIAL REPORT

Staff reminded Commission that public hearing for comment is scheduled for 11/24/09

B. Legnard on behalf of the Commission thanked J. Lennon for his dedication and service to the Commission and will be missed.

Motion to adjourn by K. Grant, seconded by H. Karl. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use Coordinator