



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

January 26, 2010

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS:

NEW ENGLAND PROPANE/162 GRASSY PLAIN STREET/
SITE PLAN/ TANK/IMPROVEMENTS

Due to a clerical error the applicant has requested the hearing be postponed so adjacent property owners can be notified in a timely fashion.

BUSINESS MEETING

Commission members present: P. Rist, Chairman, E. Finch, J.lennon, B. Legnard, K. grant, H. Karl, S. Deuschle. H. Karl was seated for D. Shannon, S. Deuschle for P. Valenti.

Minutes

Motion by K. Grant seconded by B. Legnard to approve minutes of the 12/16/09 meeting.
Motion passed unanimously.

Motion by B. Legnard, seconded by J. Lennon to approve minutes of the 1/12/10 meeting.
Motion passed (6-0-1) K. grant abstained.

SUMMIT AT BETHEL/TOLL BROTHERS/
REVIEW OF PROPOSED LANDSCAPING/SIGNAGE

J. Lannamann, Senior project Manager for the Summit and Henry Thomas from LRC Associates were present to review proposed concepts for signage and entry landscaping of the above mentioned project. It was the consensus of the commission to move forward with the plan, complete the concept and submit a special permit application for final review.

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TOWN OF BETHEL
TOWN CLERK

The Commission agreed that interior changes to landscaping could be reviewed and approved by Department staff with the understanding that staff should make the commission aware of changes as they may occur.

PLANNING & ZONING OFFICIAL REPORT

S. Palmer discussed implementation of architectural review with the Commission for the Village District.

Changes in Flood Plain statutes will need to be implemented and since the Planning & Zoning Official is responsible for implementation of the regulations, staff is requesting that the Planning & Zoning Commission be designated the authority to act on requests for variance of the flood plain regulations. Commission accepted.

Motion by J. Lennon to adjourn. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Beth Cavagna".

Beth Cavagna
Land Use Coordinator