



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

April 13, 2010

DENIS J RIORDAN – ROOM D 7:00pm

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TOWN OF BETHEL
TOWN CLERK

BUSINESS MEETING

Commission members present: B. Legnard, Vice Chairman, P. Valenti, D. Shannon, K. Grant, E. Finch, S. Deuschle. S Deuschle was seated for P. Rist.

Minutes

Motion by K. Grant seconded by D. Shannon to approve minutes of 3/9/10 and 3/23/10. Motion passed unanimously.

Invoices

Motion by D. Shannon seconded by K. Grant to approve payment of 90.00 for CAZEO membership. Motion passed unanimously.

News Times

Motion by K. Grant seconded by D. Shannon to approve invoices in the amount of 122.29 to the News Times. Motion passed unanimously.

PUBLIC HEARINGS :

Marx/10 Hollyberry Lane/Special Permit/Accessory

B. Legnard opened the public hearing by reading the legal notice. The following correspondence was submitted :

Staff report by S. palmer dated 4.13.10.

Health Department report dated 4.6.10.

Peter Schneider was present for the applicant. The property is located in the R-30 zone, and the apartment is 618 sf which is 3294 sf of the total living area. A variance was granted 2/16/10 b in

relation to the topography of the property to allow encroachment of 2 feet to the side yard setback. No one spoke in favor or against the application. B. Legnard closed the public hearing.

WORK SESSION

Marx/10 Hollyberry Lane/Special Permit/Accessory

The Commission discussed the merits of the application. Motion by K. Grant seconded by P. Valenti to approve a special permit application under section 3.3D and 3.6C of the zoning regulations, for an accessory apartment on property located at 10 Hollyberry Drive, Assessors Map 06, Block 088, Lot 46-06 owned by Neal and Donna Marx subject to stipulations. Motion passed unanimously.

(5/18/10)

H. Karl was seated for J. Lennon.

NEW BUSINESS

Flood Plain Regulations

S. Palmer reviewed the proposed Flood Plain regulations with the Commission. A public hearing for May 25th 2010 at 7:00pm to hear comments on the proposal.

CORRESPONDENCE

Motion by K. Grant seconded by D. Shannon to grant a second 90 day extension for the filing of the mylar for 21 Nashville Road Extension. Motion passed unanimously.

PLANNING & ZONING OFFICIAL REPORT

S. Palmer discussed the TOD report and suggested scheduling a public meeting for the week of June 1st.

Motion to adjourn by K. Grant seconded by P. Valenti. Motion passed unanimously.

Respectfully submitted,



Beth Cavagna
Land Use Coordinator