



PLANNING & ZONING COMMISSION

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

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**PLANNING & ZONING COMMISSION MINUTES
SPECIAL MEETING
DECEMBER 16, 2010
DENIS J RIORDAN – ROOM D 7:00pm**

Commission members present: P. Rist Chairman, D. Shannon, P. Valenti, J. Lennon, K. Grant, E. Finch, S. Deuschle, H. Karl, L. Valenti.

PUBLIC HEARINGS CONTINUED:

ECB REALTY/180 OLD HAWLEYVILLE ROAD
SITE PLAN/ SPECIAL PERMIT/77 STONY HILL RD

P. Rist called the hearing to order. D. Virbrickas, P.E. was present for the applicant and reviewed revised drawings, which relocated the proposed drive thru, increased green space and eliminated curb cuts with the potential of making improvements to the intersection of Rte 6 and Old Hawleyville Road by changing the stop bar. Those who spoke:

Dave Dannon laurel hill plaza

M. Galante, Fredrick Clarke Associates commented on the proposed revisions along with the applicant's traffic engineer. Commission comments centered on the curb cut located on Route 6. P. Rist closed the hearing.

WORK SESSION

LIMA/ 34 GRASSY PLAIN ST/SITE PLAN/ SPECIAL PERMIT

The Commission requested staff to prepare a resolution of approval. Motion by J. Lennon seconded by P. Rist to approve a special permit to allow additions to and conversion of a detached garage into a single family dwelling on a .50 acre property located at 34 grassy Plain street, assessor Map 14, block 16, Lot 33, owned by Silvio and Anna Maria Lima, located in the Commercial Zone subject to stipulations. Motion passed unanimously.

Letter requesting an extension of McCauley Subdivision Aunt Patty's Lane

Motion by K. grant seconded by J. Lennon to grant a 1 year extension for McCauley subdivision Aunt Patty's Lane. Motion passed unanimously.

Letter requesting extension of the Ridge Chestnut Ridge Road

Motion by K. grant seconded by J. Lennon to grant a one year extension for The Ridge, Chestnut Ridge Rd. Motion passed unanimously.

EXECUTIVE SESSION

Discussion of funding for potential real estate acquisitions

Motion by P. Rist seconded by J. Lennon to go into executive session to discuss funding for potential real estate acquisitions and invite s. Palmer and B. Cavagna to attend. Motion passed unanimously.

Motion by J. Lennon seconded by K. grant to come out of executive session. Motion passed unanimously.

P. Rist stated that the Commission is willing to consider appropriating funds for the purchase of open space.

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

Respectfully submitted,


Beth Cavagna
Land Use Coordinator