

PLANNING & ZONING COMMISSION

Bethel Municipal Center
1 School Street, Bethel, Connecticut

PLANNING & ZONING COMMISSION MINUTES

APRIL 12, 2011

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS CONTINUED:

WOOSTER STREET CORP./93 WOOSTER STREET
SUBDIVISION

P. Rist opened the continued hearing. The following correspondence was submitted:

Memo from S. Palmer, Planning & Zoning Official

Letter of verification of notification from Atty J. Driscoll.

Response report from B. Doto P.E.

The hearing was left open to allow for the applicant to receive approval from the PUC for sewer and water, which was received on 4/11/11. The applicant also made revisions to the erosion and sedimentation control plan, width of the road extension and drainage. The Commission discussed the removal of the existing cul de sac on Chelsea. The consensus of the Commission (6-1) was to leave the cul de sac at its present location. The hearing was continued until the 4/26/11 meeting.

PUBLIC HEARINGS NEW:

BERKSHIRE INDUSTRIAL CORP / 2- 6 RESEARCH DRIVE
RESUB/SPECIAL PERMIT/SITE PLAN / 23 BERKSHIRE BLVD

P. Rist opened the public hearing. The proposal is for a resubdivision of 15 acres into 4 parcels each containing an existing industrial building. As part of the site plan application an addition of 10,000sf is proposed along with improvements for drainage and parking. Roy and Greg Steiner reviewed the present Industrial park history and buildings. D. DiVesta P.E. reviewed the site plan and proposed improvements with the Commission. No one spoke.

The following correspondence was submitted:

Memo from S. Palmer, Planning & Zoning Official.

Memo dated 3/1/11 from Building Official, G. Boughton

Fire Marshall Report dated 4/4/11

Health Department memo dated 4/12/11

Public Utilities Commission will consider the application at their 5/9/11 meeting.

P. Rist continued the hearing until the 5/10/11 meeting.

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TOWN OF BETHEL
TOWN CLERK

CT ADULT CONDOMINIUMS/68 NASHVILLE ROAD/DCD DEVELOPMENT

The Commission reviewed the history of the application and voiced concerns over statutory requirements.

Motion by P. Rist seconded by J. Lennon to deny without prejudice an application for a site plan in accordance with plans entitled "The Glen at Chestnut Hill, Bethel Ct" dated November 14, 2010 and last revised on December 1, 2010 with reasons. Motion passed unanimously.

BUSINESS MEETING

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

OLD BUSINESS

TOLL BROTHERS/APOLLO ROAD/SITE PLAN MODIFICATIONS PRELIMINARY CONCEPT PLAN/DISCUSSION

J. Lannamann from Toll Brothers was present at the request of the Commission and presented a concept plan dated 3/10/11 showing revisions that would protect the remaining ridge line consisting of approximately 400 feet. The changes were made at the request of the Commission. It was the consensus of the Commission to agree with the proposed changes and have Toll Brothers submit a request for modification of their existing permit (6-1).

NEW BUSINESS

CT ADULT CONDOMINIUMS/ NASHVILLE ROAD/PRELIMINARY CONCEPT PLAN

A letter dated 4/8/11 from Peder W. Scott PE, RA was submitted with an attachment entitled The Glen – Site Plan Comparisons – Dates 4/12/11.

Attorney N. Marcus, and P. Scott P.E. from PW Scott were present for the applicant. The purpose of the meeting was to review conceptual plans of development for the former Glen at Chestnut Hill.

Discussion centered on the number of units, architecture, effects of cuts and fills, roads, public participation and legal issues. The consensus of the Commission was to continue discussions pertaining to the conceptual site plan and request that the applicants Attorney address the legal issue's raised in a written format so the Town can respond appropriately.

OTHER BUSINESS

Francis Clarke Park Uses

The Commission discussed the proposed use of upholstery for cars and boats within the park. It was the consensus of the Commission that a special permit would be required and instructed staff to inform the potential applicant.

BOND RELEASE

Pine Acres – Nashville Rd Ext

The Commission is waiting for final approval from the Town engineer for the release.

Motion by K. Grant seconded by J. Lennon to adjourn. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna

Land Use Coordinator