



# PLANNING & ZONING COMMISSION

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

**PLANNING & ZONING COMMISSION MINUTES  
MAY 10<sup>th</sup>, 2011  
DENIS J RIORDAN – ROOM D 7:00pm**

**RECEIVED**

2011 MAY 11 A 8:47

TOWN OF BETHEL  
TOWN CLERK

**PUBLIC HEARINGS CONTINUED:**

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

P. Rist called the continued hearing to order. The Commission received a memo dated 5/10/11 from A. Morosky P.E., Utility Commission granting approval for sewer allocation at the above property. P. Rist closed the hearing.

**BUSINESS MEETING**

Commission members present: P. Rist, Chairman, D. Shannon, P. Valenti, E. Finch, L. Valenti. L. Valenti was seated for B. Legnard.

**NEW BUSINESS**

213 Greenwood Ave

Application received to construct an outside patio in conjunction with restaurant. Motion by P. Rist seconded by E. Finch to schedule a public hearing for June 14<sup>th</sup> 2011 at 6:45pm. Motion passed unanimously.

**WORK SESSION**

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

Motion by E. Finch seconded by P. Valenti to approve an application for a resubdivision of 15.97 acres of land into four parcels with existing buildings and site improvements at 2-6 Research Drive; tax Map 48 and 58, Block 115, Lots 79, 54A and 55, situated in the Industrial IP Zone, owned by the Berkshire Industrial Corporation and a special permit to allow the construction of a 10,000 sf one story addition to an industrial building located on proposed parcel 8 & 9C subject to stipulations. Motion passed unanimously.

J. Lennon and K. Grant arrived.

**OTHER BUSINESS**

**PLUMTREES PUMP STATION/RECONSTRUCTION  
PLUMTREES ROAD**

The Commission reviewed the demolition and rebuilding of the sewer pump station located on Plumtrees Road. It was the consensus of the Commission that the site plan can be reviewed by the Planning & Zoning Official administratively with consideration given to fencing and landscaping.

**PROPOSED REGULATION CHANGES:**

Assisted living, massage therapy, outdoor dining were discussed.

**THE SUMMIT/TOLL BROTHERS**

H. Karl arrived.

The Commission reviewed proposed changes in the plan. It was the consensus of the Commission to conduct a site walk on May 24<sup>th</sup> at 7pm, meeting at the model homes located on great Hill road and request that clearing limits be identified along with the height of the buildings compared to the tree line.

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

Respectfully submitted,

  
Beth Cavagna

Land Use Coordinator