



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

August 9th 2011

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARING CONTINUED

TIMOTHY DRAPER/113/115 CHESTNUT RIDGE RD
RESUBDIVISION/3 LOTS

P. Rist opened the continued public hearing. Attorney J. Driscoll was present for the applicant. Due to a conflict the applicants engineer can not attend tonight's meeting.

Those who spoke:

Kim Romero 114 Chestnut Street

Judith Bartek 114 Chestnut Street

P. Rist requested an extension from the applicant which was granted and the hearing was continued until the 9/27/11 meeting.

BUSINESS MEETING

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

ARCHITECTURAL REVIEW

REVIEW OF PROPOSED ARCHITECTUAL/CHANGES FOR 23 PT BARNUM SQUARE

The Commission reviewed proposed architectural changes which will work to return the building to its original appearance. The representative for the property owner Joseph Siudyla was present and reviewed with the Commission the proposed changes to the façade. It was the consensus of the Commission to approve the proposed siding and the windows and agreed to have staff continue to work with the builder on the project.

PRELIMINARY CONCEPT PLAN

THE RIDGE AT BETHEL/NASHVILLE ROAD/(FORMERLY THE GLEN)

The Commission reviewed a proposed concept plan put forth by Developer Paul Folley and Mike Blum which includes 42 units and a recreational pool house. Changes have been made which

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eliminate a road that was originally to cut into the existing bank with major excavation and cuts. The Consensus of the Commission was to continue with plan development.

**POTENTIAL TO REESTABLISH A DRIVE-THRU/213 GREENWOOD AVENUE
IN THE VICTORIAN BUILDING AT DOLAN PLAZA**

The Commission discussed a concept of reinstating a drive thru for 203/213 Greenwood Ave. The Commission voiced concern over traffic and noise in relation to other uses on the property itself and the surrounding area. The property owner thanked the Commission for their input.

BUSINESS MEETING

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

MINUTES

July 26, 2011

Motion by J. Lennon seconded by K. grant to approve minutes of the 7/26/11 meeting. Motion passed. E. Finch abstained.

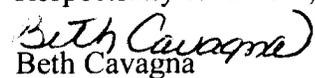
Motion to add new business to the agenda by K. grant seconded by J. Lennon Motion passed unanimously.

55 Grassy Plain Street – Site Plan

Motion by K. Grant seconded by S. Deuschle to accept application, schedule a public hearing for 9/27/11 and refer item to the appropriate departments for review. Motion passed unanimously.

Motion by B. Legnard, seconded by J. Lennon to adjourn. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna

Land Use Coordinator