



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

November 22, 2011

DENIS J RIORDAN – ROOM D 7:00pm

### PUBLIC HEARING CONTINUED:

BETHEL POWER/6 FRANCIS CLARKE CIRCLE/SPECIAL PERMIT/ADDITION

J. Lennon recused

K. grant opened the continued hearing. The following correspondence was submitted for the record:

Staff report dated 11/9/11 by S. Palmer Planning & Zoning Official.

Health Department report dated 11/17/11

Town Engineer report dated 11/21/11

Fire Marshall Memo dated 11/9/11

The applicant proposed to add a 3,000sf addition to the front of an existing structure in order to create a display area of goods. The rear portion of the building will be used for storage, repair and offices for the existing building. No one spoke in favor or against the application. K. grant closed the hearing.

OVEN ROCK PARTNERS/KNOLLWOOD DRIVE/SITE PLAN / SPECIAL PERMIT  
RESERVOIR ST/BETHPAGE DR

J. Lennon seated, S. Deuschle recused.

K. Grant opened the continued hearing. The following correspondence was submitted for the record:

Staff report by S. palmer, Planning & Zoning Official.

Memo from the Inland Wetlands Commission dated 11/22/11

Fire Marshall comments dated 3/17/11 & 11/17/11

Health Department report dated 3/15/11

SEA Consultants reports dated 9/20/11 & 11/21/11

Letter from CCA LLC in reference to Fire Marshall dated 11/15/11

Public Utilities Commission minutes dated 3/14/11

Letter dated 9/22/11 from S. Brown and J. Dube-Brown

Letter dated 9/22/11 from Quoc Bui

Letter dated 11/7/11 from CCA, LLC reference to SEA comments

**RECEIVED**

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TOWN OF BETHEL  
TOWN CLERK

Attorney C. Smith, S. Sullivan CCA,LLC were present for the applicant and reviewed the proposed changes of the site plan with the Commission for adoption as part of a Settlement agreement reached between the Town of Bethel and Oven Rock Partners. The site plan shows a reduction in units from 24 to 13, open space to be deeded to the Town of Bethel in the amount of 7+acres and a reduction in the amount of earth material to be processed on the site.

Those who spoke:

Bill Scollon 69 Reservoir Street  
Pat Scollon 69 Reservoir street  
Lillian Bowles Reese 2 Knollwood Drive

The Commission discussed various aspects of the application with the parties. K. grant closed the public hearing.

VILLAGE COMMONS OF BETHEL/SITE PLAN/SPECIAL PERMIT/55 GRASSY PLAIN STREET  
SITE PLAN SPECIAL PERMIT

Letter of extension received. Hearing continued until 12/13/11.

### **BUSINESS MEETING**

Commission members present: K. Grant, Secretary, J. Lennon, L. Valenti, E. Finch, S. Deuschle, H. Karl, L. Valenti was seated for P. Valenti, S. Deuschle was seated for B. Legnard and H. Karl was seated for P. Rist.

### MINUTES

Motion by J. Lennon seconded by S. Deuschle to approve minutes of the 11/9/11 meeting. Motion passed unanimously.

Motion by K. grant seconded by E. Finch to add Bethel Power to works session. Motion passed unanimously.

### **WORK SESSION**

BETHEL POWER/6 FRANCIS CLARKE CIRCLE/SPECIAL PERMIT/ADDITION

J. Lennon recused.

The Commission discussed the merits of the application.

Motion by K. Grant seconded by S. Deuschle to approve the application as shown on drawings titled Bethel Power equipment prepared by CCA,LLC dated 9/23/11 last revised 10/11/11 with stipulations. Motion passed unanimously

**OTHER BUSINESS**

J. Lennon seated.

68 Greenwood Ave - Architectural review

Motion by J. Lennon seconded by S. Deuschle to approve siding material for project. Motion passed unanimously.

Congregational Church Main Street – Architectural review

MOTION BY k. Grant seconded by L. Valenti to approve changes to the front door's including color to be used. Motion passed unanimously.

Franc property – open space acquisition funding

Motion by K. Grant seconded by L. Valenti to approve appropriating up to \$95,000 towards the purchase price of property. Motion passed unanimously.

**CORRESPONDENCE**

93 Wooster St – Subdivision filing

Motion by J. Lennon seconded by S. Deuschle to grant a 90 day extension for filing of maps. Motion passed unanimously.

Staff and Commission thanked Hank Karl for his service to the Community.

Motion by S. Deuschle seconded by L. Valenti to adjourn. Motion passed unanimously.

Respectfully submitted,

*Beth Cavagna*

Beth Cavagna

Land Use Coordinator