



PUBLIC UTILITIES COMMISSION

Bethel Municipal Center, 1 School Street
Bethel, Connecticut 06801 Telephone: (203) 794-8501

SPECIAL MEETING

Tuesday, June 14, 2011

7:00 p.m.

Meeting Room "D"

Present: Public Utilities Commission: First Selectman Matthew Knickerbocker, Selectman Paul Szatkowski, Selectman Richard Straiton Commissioner Peter Valenti and Commissioner Michael Gribbin. Also in attendance were Town Engineer Andrew Morosky and Town Attorney Martin Lawlor.

Call to Order: First Selectman Knickerbocker called the Special Meeting to order at 7:00 p.m.

Joint Meeting Between Planning and Zoning Commission and Public Utilities Commission to Discuss Sewer Allocation Study:

Town Planner Steve Palmer gave an overview of the concerns of the Planning and Zoning Commission regarding the implementation of parcel-by-parcel allocations recommended in the Sewer Allocation Study with respect to Planning and Zoning regulations, particularly in the Transit Oriented Development (TOD) area. Limitations of the study were discussed, including the fact that in the Commercial Zone, where residential units are allowed, the only use projected in the Sewer Study was Commercial, which has a much lower requirement for sewage than residential. The allocations tend to prevent property owners from developing anything other than existing uses on their property.

Mr. Morosky explained some of the details of the Sewer Allocation Study which Tighe & Bond prepared for the Commissions. Mr. Morosky also discussed the Interlocal Agreement between Bethel and Danbury and the allocations allowed from the different parts of Bethel to Danbury. Mr. Morosky indicated that 20 years after the execution of the Interlocal Agreement (which was 2008) Bethel could request a reallocation of sewage flowing into Danbury. Discussion took place between the two commissions.

Planning Consultant Deborah Howes addressed the two commissions and spoke regarding the TOD Studies and the fact that the State of Connecticut is making funds available for communities interested in TOD.

Chairman of the Economic Development Commission and Economic Outreach Commission, Mike Boyle, spoke in favor of moving swiftly to address the allocation problems so as not to stifle economic growth in town.

Further discussion between the two commissions took place regarding the following items:

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- Unifying the goals of the two commissions to assist with the development of the Town;
- Possibility of making modifications to the Sewer Regulations to assist with TOD;
- The need for a short term approach to assist with developers regarding sewer allocations, particularly in the TOD; perhaps via waivers.
- Banking unused sewer allocations for possible reallocation, especially from Town owned open spaces, such as Overlook Park.
- Contacting City of Danbury to re-allocate sewage, particularly from Stony Hill area to Downtown area;
- Developing tools so the PUC can adjust regulations as warranted.

Adjourn:

As there was no further business on the agenda First Selectman Knickerbocker made a motion, which was seconded by Selectman Straiton to adjourn the meeting at 8:55 p.m. Vote: All in Favor, Motion Unanimously Approved.

Respectfully submitted,



Tracy Rogalski, Recording Secretary