PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
January 28, 2014
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS CONTINUED:

COMMISSION INITIATED/MAP AMENDMENT /87 & 91 WOOSTER ST
INDUSTRIAL TO RR-10

P Rist opened the continued public hearing. The hearing was continued in order to allow the property owners provide the Commission with information on changes in value of the properties if the proposed zone change was adopted.

Clay Pierce, 87 Wooster Street provided the Commission with a copy of a CMLS matrix on sale of multifamily homes, and a copy of the minutes of the 12/8/09 Planning & Zoning meeting where he was in attendance and spoke about a previous application for a zone change on adjacent property. The Commission discussed the merits of the proposal and requested comments from the property owners. P. Rist closed the hearing.

BUSINESS MEETING

Commission members present: P. Rist, Chairman, D. Brown, J. Hancock, L. Valenti, J. Lennon, B. Legnard, S. Forman, E. Finch. S. Forman was seated for S. Deuschle.

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TOWN CLERK

MINUTES

Motion by B. Legnard seconded by J. Lennon to approve minutes of the 1/14/14 meeting. Motion passed (6-0-1). D. Brown abstained.

NEW BUSINESS

J. Lennon recused

HAMLIN CYCLES LLC/44 GRASSY PLAIN ST/SITE PLAN/SPECIAL

Motion by K. Grant seconded by B. Legnard to accept application, refer item to the appropriate departments for review and schedule a public hearing for 2/25/14. Motion passed unanimously.

BIGELOW/42 PAYNE ROAD/SUBDIVISION

Motion by J. Lennon seconded by E. Finch to accept application, refer item to the appropriate departments for review and schedule a public hearing for 3/11/14. Motion passed unanimously.

WORK SESSION

DELMONACO/39 TURKEY PLAIN RD/SPECIAL PERMIT/ACCESSORY APARTMENT

Motion by J. Lennon seconded by B. Legnard to deny an application for a special permit to legalize an accessory apartment on property located at 39 Turkey Plain Rd. The Commission finds that the use of the apartment does not meet with the language or spirit of the zoning regulations as outlined in section 3.6.C.4 of the zoning regulations. Motion passed unanimously.

OTHER BUSINESS

MONOCRETE PRESENTATION CREMATORIUM USE

Attorney P. Olson was present for the property owner proposing the use in the IP zone. The following correspondence was received:

Letter dated 11/21/13 from Mike Boyle, Chairman of the Economic Development Commission
Memo dated 11/18/13 from EDC Counsel Dan O'Grady to Mike Boyle EDC Chairman

Attorney Olson, along with property owners McLaughlin's and R. Petrowski from Charter Crematory in Waterford were present to answer questions related to the use. The Commission had an in depth discussion about the use, in relation to Industrial Parks, traffic, and equipment, State regulatory authority, design and existing crematory's within the State, their locations, in relation to surroundings business's. It was the consensus of the Commission to allow the property owner to submit a regulation amendment for consideration.

Motion by P. Rist seconded by K. Grant to add Toll Brothers/Summit to the agenda. Motion passed unanimously.

D. Masterson was present for Toll brothers and submitted a request to change location of unit lot 235, relocating it next to lot 172, due to requirements from the building department for a sidewalk meeting handicap accessibility requirements.

Motion by B. Legnard seconded by J. Lennon to accept modification of site plan as shown on drawing dated 1/9/14 by ESE surveying. Motion passed unanimously.

PLANNING & ZONING OFFICIALS REPORT

An update on TOD was given by S. Palmer.

Motion by P. Rist seconded by K. Grant to adjourn. Motion passed unanimously.

Respectfully submitted,
Beth Cavagna
Beth Cavagna
Land Use