# PLANNING & ZONING COMMISSION

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

RECEIVED
2014 FEB 27 A 10: 07
TOWN OF BETHEL
TOWN CLERK

## PLANNING & ZONING COMMISSION MINUTES
**February 25th 2014**
**BETHEL MUNICIPAL CENTER**
**DENIS J RIORDAN – ROOM D 7:00pm**

**PUBLIC HEARINGS**

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

B. Legnard called the hearing to order by having the legal notice read. The following correspondence was submitted:

Staff report by S. Palmer dated 2/25/14
Variance dated 1/5/01 for parking requirements
Copy of recently approved regulation amendment regarding sales of 3 wheeled vehicles or less.

Attorney Peter Olson was present for the Applicant, Hamlin Cycles and submitted an internal building layout. Jim Hamlin proposed tenant reviewed with Commission garbage containment and use of existing trailer encroaching on adjacent property.

Those who spoke:

| | |
|---|---|
| Harold Halderman | Fairfield Ct |
| Kevin Dee | Bethel |
| Representative | Hub Shopping Center |
| Adam Zuckerman | Newtown Ct |

And 3 other people whose names were not clear enough to record in the minutes. B. Legnard closed the hearing.

BERKSHIRE INDUSTRIAL CORP /PARKLAWN DRIVE
MAP AMENDMENT

B. Legnard opened the public hearing and had the legal notice read as it appeared in the News Times. A letter was submitted by Attorney P. Olson granting a continuance until April 8th 2014. Hearing was continued.

BERKSHIRE INDUSTRIAL CORP /PARKLAWN DRIVE//PARCEL Y1/B COMBINED

PARCEL 26/27 COMBINED/ PLAN/SPECIAL PERMIT/EXCAVATION

B. Legnard opened the public hearing and had the legal notice read as it appeared in the News Times. A letter was submitted by Attorney P. Olson granting a continuance until April 8th 2014. Hearing was continued.

**BUSINESS MEETING**

Commission members present: B. Legnard, Vice Chairman, L. Valenti, K. Grant, S. Foreman, E. Finch. S. Foreman was seated for P. Rist and L. Valenti for J. Lennon.

MINUTES

Motion by K. Grant seconded by S. Foreman to approve minutes of the 2/11/14 meeting. Motion passed. 3-0-2- L. Valenti & E. Finch abstained.

**WORK SESSION**

Motion by K. Grant seconded by S. Foreman to add Hamlin Cycles to work session portion of the agenda. Motion passed unanimously.

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

Motion by B. Legnard seconded by L. Valenti to table item to the next meeting. Motion passed unanimously.

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

The Commission discussed the merits of the application and options available to the proposed applicant to correct the encroachment of the storage trailer on the adjacent property.

Motion by K. Grant seconded by E. Finch to approve a special permit for Hamlin Cycles as shown on property situated at 44 Grassy Plain Street_ Connecticut Route 53, Bethel Connecticut Tax Assessors Map 14 Block 8 Lot 25 with stipulations. Motion passed unanimously.

Motion to adjourn by S. Forman, seconded by E. Finch. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna

Beth Cavagna
Land Use Coordinator