PLANNING & ZONING COMMISSION

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

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TOWN OF BETHEL
TOWN CLERK

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

PUBLIC HEARINGS CONTINUED:

BIGELOW/42 PAYNE ROAD/SUBDIVISION/2 LOTS

P. Rist opened the continued hearing. The following correspondence was submitted for the record:

Staff report by S. Palmer dated 3/25/14
Town engineer memo dated 3/7/14
Police Department dated 2/19/14
Public Utilities Commission minutes dated 2/24/14

Attorney Thomas Beecher was present for the applicant. Proposal is for a subdivision of a 2.065 acre parcel into 2 lots in the R-40 zone. The property is served by sewer and well. The Commission requested clarification on the proposed driveway location. P. Rist closed the hearing.

Motion by P. Rist seconded by B. Legnard to add Memry to the agenda. Motion passed unanimously.

BERKSHIRE INDUSTRIAL/PARCEL 8&9 & PORTION OF PARCEL 4

P. Rist opened the continued hearing. The Commission was waiting for approval from the Engineering Department for the proposed addition of approximately 15, 000 sf to Memry Corporation. No one spoke in favor or against the application. P. Rist closed the hearing.

PUBLIC HEARINGS

B. SHAWN MCLAUGHLIN/TEXT AMENDMENT/SECTION 4.3 PERMITTED USES

P. Rist called the hearing to order by having the legal notice read. Attorney Peter Olson was present for the applicant. The hearing was continued until the 4/8/14 meeting. No testimony was taken.

BUSINESS MEETING

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

MINUTES

Motion by K. Grant seconded by J. Lennon to approve minutes of the 3/11/14 meeting to include attendance of J. Lennon. Motion passed (5-0-2) D. Brown & S. Deuschle abstained.

NEW BUSINESS

MH DEVELOPMENT LLC/ 30-34HICKOCK AVE/8-30G AFFORDABLE HOUSING
68A MAPLE AVE/70 UNITS

Memo dated 3/24/14 from S. Palmer Planner received. The Commission discussed the need for expert consultants under section 8.10.E of the regulations. Motion by J. Lennon seconded by B. Legnard to accept application, schedule a public hearing for 5/28/14 and refer item to appropriate Departments for review and state that the application warrants outside technical assistance items 1,2,3 in memo dated 3/25/14 from Planner because the need fits all the criteria as stated. Motion passed unanimously.

TEXT AMENDMENT/TOLL BROTHERS/SECTION 5.8-3.a & b coverage
5.8.-6a open space

Motion by D. Brown seconded by J. Lennon to accept application, set a public hearing date for April 22nd and refer item to appropriate agencies for review. Motion passed unanimously.

WORK SESSION

S. Deuschle recused.

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

Motion by K. Grant seconded by B. Legnard to approve an amendment to the official zoning map of the Town of bethel, to change the designation of properties located at 87 Wooster Street, Assessors Map 21, Block 72, Lot 14 and 91 Wooster Street, Assessors Map 21, Block 72, Lot 13, from Industrial to Residential RR-10. Motion passed unanimously.

S. Deuschle reseated.

Motion to add Berkshire Industrial Corp/ Memry to the agenda by P. Rist seconded by B. Legnard. Motion passed unanimously.

BERKSHIRE CORP/MEMRY/ BERKSHIRE BLVD

The Commission discussed the merits of the application.
Motion by S. Forman, seconded by K. Grant to approve a site plan and special permit application to allow a 15,000sf building addition to an existing manufacturing and office facility, to perform excavation and fill activity, and associated site improvements on property located at 23 Berkshire Boulevard, subject to stipulations. Motion passed (6-0-1) S. Deuschle abstained.

OTHER BUSINESS

Deer Run Estates – request for amendment to approval

Attorney Peter Olson was present for the applicant and requested an amendment to a previously approved subdivision, pertaining to the deeding of open space to the Town of Bethel. Motion by P. Rist seconded bhyJ. Lennon to accept proposed language as an amendment to a previously approved subdivision and request that general public is added to the third line as stated in the record. Motion passed (6-1) D. Brown – no.

Oven Rock Partners - extension of filing date

Motion by K. Grant seconded by P. Rist to grant a 90 day extension to file the subdivision map in the Land Records of the Town Clerk. Motion passed unanimously.

BOND RELEASE

HIS VINEYARD CHURCH /2 VAIL ROAD

Motion by K. Grant seconded by D Brown to release the bond being held for 2 Vale Road, (21,400.00) His Vineyard; project has been given a Zoning Compliance Certificate. Motion passed unanimously.

Motion by K. Grant seconded by S. Forman to adjourn. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna
Land Use