



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

April 8th 2014

BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS CONTINUED:

Motion by P. Rist seconded by K. Grant to combine all public hearings pertaining to Berkshire Industrial Corp. Motion passed unanimously.

BERKSHIRE INDUSTRIAL CORP/TEXT AMENDMENT/6.1 LANDSCAPING

BERKSHIRE INDUSTRIAL CORP /PARKLAWN DRIVE/MAP AMENDMENT
RESEARCH DRIVE

BERKSHIRE INDUSTRIAL CORP /PARKLAWN DRIVE/PARCELY1/B COMBINED
RESEARCH DRIVE/PARCEL 26/27 COMBINED/SITE PLAN/SPECIAL PERMIT

Attorney P. Olson was present for the applicant. The Commission is to consider 3 applications simultaneously in order to create an end result of a request to construct a 20,000sf building. The property is located in the Berkshire Industrial Park with associate amenities pertaining to drainage, parking & loading, and landscaping. The following correspondence was submitted;

Staff report dated 4/8/14 by S. Palmer Planner
Memo dated 2/25/14 by Fire Marshall
Town Engineer memo dated 4/7/14
Inland Wetlands Commission approval dated 3/24/14
Public Utilities approval dated 3/3/14

Roy Steiner, representative of Berkshire Industrial reviewed with the Commission various aspects of the application pertaining to stormwater management and the history of the surrounding properties located within the park and along Vale Road. No one spoke in favor or against the application. P. Rist closed the hearings.

BUSINESS MEETING

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

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2014 APR -9 P 2:44
TOWN OF BETHEL
TOWN CLERK

MINUTES

Motion by B. Legnard seconded by J. Lennon to approve minutes of the 3/25/14 meeting. Motion passed unanimously.

NEW BUSINESS

ECB REALTY LLC/ 22 STONY HILL ROAD/SITE PLAN/SPECIAL PERMIT

Motion by B. Legnard seconded by J. Lennon to authorize staff to request expert opinion for traffic, Fredrick Clarke Associates, schedule a public hearing for 5/27/14 and refer item to the appropriate departments for review. Motion passed unanimously.

WORK SESSION

BIGELOW/42 PAYNE ROAD/SUBDIVISION/2 LOTS

Motion by B. Legnard seconded by J. Lennon to approve a subdivision of a 2.0659 acre parcel of land into 2 lots on property in the residential R-40 Zone, located at 42 Payne Road, Assessors Map 48, Block 81, Lot 01-2, owned by the Estate of Eve M. Bigelow, as shown on a map entitled: Subdivision Map prepared for Estate of Eve Bigelow, 42 Payne Road, Town of Bethel, Fairfield County Ct" with stipulations. Motion passed unanimously.

OTHER BUSINESS

MAP AMENDMENT/87 & 91 WOOSTER ST/ EFFECTIVE DATE

Motion by B. Legnard seconded by J Lennon to adopt 4/15/14 as the effective date of the approved map amendment. Motion passed unanimously.

PLANNING & ZONING OFFICIALS REPORT

Review of Village Districts Consultants report dated 4/7/14 – 224 Greenwood Ave

Motion to adjourn by K. Grant seconded by E. Finch. Motion passed unanimously.

Beth Cavanna
Land Use Department