PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
April 22, 2014
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS CONTINUED:

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

P. Rist opened the continued hearing. Attorney P. Olson was present for the applicant. The following correspondence was submitted for the record:

Staff report by S. Palmer, Planner dated 3/25/14.
Letter from M. Boyle, Chairman, EDC dated 3/24/14
Email exchange between Mathew A Pawlik, P.E., R.S. DPH and L Vasile, Director of Health and Dr. Gary Ginsberg DHP Environmental Epidemiology and Occupational Health dated 3/21/14.
Email dated 3/25/14 from Regina Ippolito, 33 Linda Lane
Proposed text amendment
State Statute Chapter 368k
GIS picture of 12 Trowbridge Drive
Custom Stack Analysis Report for The Green-Wood Cemetery dated 6/9/10
Pictures of a crematorium
Letter dated 3/24/14 from Ken Brooks, 65 Old Lantern Road
Note from P. Olson granting an extension to 5/13/14

Those who spoke:

Joe Emory from B &L Crematory,	St Petersburg Florida
Edward Kim	13 FJ Clarke Circle
Kenneth Brooks	65 Old Lantern Rd
Kevin McMahon	FJ Clarke Circle
Mike Boyle	FJ Clarke Circle, Kingswood
Steve DeMarco	3 Empire Lane
Joseph Cambell	49 Nashville Rd
Chip McLaughlin	12 Trowbridge Drive
Janice Chrzescijanek	EDC Director
Shaun McLaughlin	12 Trowbridge Drive

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TOWN OF BETHEL
TOWN CLERK

Many aspects of the proposed use were discussed by the applicant, Commission and public including retorts, taxes, employees, the process, environmental studies, the present use of the property, proposed location, FJ Clarke Park Goals, real estate values, traffic, aesthetics and impact on IP Zones. The Commission requested an extension to close the public hearing, which was granted to 5/13/14 by the applicant.

PUBLIC HEARINGS

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

Chairman Rist called the hearing to order the following correspondence was submitted:

Planners report dated 4/22/14 by S. Palmer.
Proposed plan by ESE showing DCD lay out

Attorney R. Kahn, D. Rossi were present for Toll Brothers Inc proposing changes in the DCD regulations pertaining to coverage and open space in relation to a proposed development of single family homes. The Commission discussed the concept in relation to allowances under the subdivision regulations and the open space that would be provided with a conceptual drawing along with the additional fee in lieu of open space. No one spoke in favor or against the proposal. P. Rist closed the hearing.

BUSINESS MEETING

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

MINUTES

Motion by K. Grant seconded by B. Legnard to approve minutes of the 4/8/14 meeting. Motion passed. (5-0-2) D. Brown S. Forman abstained.

INVOICES

Motion by B. Legnard seconded by J. Lennon to approve invoice to the News Times in the amount of 1209.89. Motion passed unanimously.

NEW BUSINESS

Motion by J. Lennon seconded by K. Grant to accept and schedule a public hearing for 12 Wolfpits Road, accessory apartment for 5/27/14 and refer item to the appropriate departments for review. Motion passed unanimously.

WORK SESSION

Motion by B. Legnard seconded by J. Lennon to add DCD regulation amendment to the work session. Motion passed unanimously.

The Commission discussed the merits of the proposed text amendment. Motion by S. Forman seconded by K. Grant to approve an application for a zoning regulation amendment to Section 5.8.G.3vii, Dimensional Standards and to Section 5.8.G.6.a Open Space. Reasons: The Commission finds that the text amendment is in keeping with the purpose of the DCD Zone in promoting compact development while preserving significant open space and conserving natural and environmentally sensitive areas. This amendment is consistent with the comprehensive plan for the Town and the 2007 bethel Plan of Conservation and Development, with an effective date of May 7th 2014. Motion passed unanimously.

OTHER BUSINESS

MH DEVELOPMENT LLC/ 30-34 HICKOK AVE/8-30G

No business was discussed.

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

Motion by J. Lennon seconded by B. Legnard to request that the Town's Expert Consultant on traffic, Fredrick Clarke Associates be retained to review the application. Motion passed unanimously.

BOND RELEASE

Toll Brothers – The Summit

No report from Public Works/Engineering Department.

PLANNING & ZONING OFFICIALS REPORT

Maplewood – temporary signage

The Commission reviewed the proposed trailer location and temporary signage for the project. It was the consensus of the Commission to allow for the signage with the condition that there will be a one year limit from the date of installation.

Open space access discussion

The potential to purchase property near Bald Rock which is owned by the Town, and has limited access was discussed. The potential purchase of this property would help with access to Bald Rock.

Motion by J. Lennon seconded by B. Legnard to commit the Planning & Zoning Commission's open space account up to the amount of $50,000.00 towards this purchase for the use of appraisals, purchase, or necessary surveying. Motion passed unanimously.

Motion to adjourn by J. Lennon seconded by B. Legnard. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna

Beth Cavagna
Land Use Coordinator