



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
May 13th 2014
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00pm

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TOWN OF BETHEL
TOWN CLERK

BUSINESS MEETING

Commission members present: P. Rist, Chairman, K. Grant, J. Lennon, B. Legnard, S. Forman, D. Brown, L. Valenti, J. Hancock.

MINUTES

Motion by B. Legnard seconded by K. Grant to approve minutes of the 4/22/14 meeting. Motion passed unanimously.

INVOICES

Motion by K. Grant seconded by J. Lennon to approve invoices in the amount of \$1,044.13. Motion passed unanimously.

NEW BUSINESS

TROIANO/10 BLUE SPRUCE COURT/SPECIAL PERMIT ACCESSORY APARTMENT

Motion by K. Grant seconded by S. Forman to accept application and schedule a public hearing for 6/10/14 and refer item to the appropriate departments for review. Motion passed unanimously.

SHAW GROWTH VENTURES/1 WALNUT HILL ROAD/SPECIAL PERMIT

Motion by J. Lennon seconded by D. Brown to accept application and schedule a public hearing for 6/10/14 and refer item to the appropriate departments for review. Motion passed unanimously.

WORK SESSION

Motion by B. Legnard seconded by D. Brown to add text amendment, Map amendment and special permit parklawn Drive to agenda for discussion and consideration. Motion passed unanimously.

The Commission discussed the merits of the application.

Motion by J. Lennon seconded by D. Brown to approve an amendment to the official zoning map to change the zoning designation for property located at Parklawn Drive from residential R-20 to IP, effective 6/1/14. Motion passed unanimously.

Motion by B. Legnard seconded by D. Brown to approve an amendment to the zoning regulations to revise section 6.1F.3 effective 6/14/14. Motion passed unanimously.

Motion by B. Legnard seconded by J. Lennon to approve a site plan and special permit application to allow a new 20,000sf industrial building to perform excavation and fill activity associated site improvements, and to revise lot lines on property located at Parklawn Drive, owned by Berkshire Industrial Corporation and Richard E Steiner, subject to stipulations. Motion passed unanimously.

OTHER BUSINESS

D. Brown recused, J. Hancock seated.

Discussion of use of open space acquisition fund for possible
Purchase of real estate (Executive Session is contemplated)

Motion by J. Lennon seconded by K. Grant to go into executive session to discuss use of the open space fund for the possible purchase of real estate. Motion passed unanimously. (7:35pm)

P. Rist stated that the Commission came out of executive session at 8:05pm.

Motion by S. Forman seconded by J. Lennon to authorize payment of \$7,500 from the Planning & Zoning Commission Open Space Fun to MH Development LLC ("MH Development") provided that MH Development agrees to the following terms and conditions:

1. MH Development shall withdraw it the pending site plan and inland wetland applications for a 70-unit Housing Development for property located at 30- 34 Hickok Avenue and 68A Maple Avenue ("the property").
2. MH Development agrees not to resubmit any land use applications for the development of the property at any time before October 1, 2014.
3. Following its withdrawal of the land use applications, MH Development agrees to negotiate in good faith with the Town of Bethel ("Town") for the sale of all or part of the property to the Town for use as open space.

4. MH Development agrees, that, if purchase and sales agreement is reached with the Town, it will credit the Town the \$7500 authorized herein to the purchase price.

5. The Planning & Commission authorizes this payment with the understanding that the payment authorized herein is made in good faith to allow the Town and MH Development to negotiate the terms of the sale of all or part of the property to the Town for open space purposes, and that should the Town and MH Development fail to reach an agreement, the payment herein shall not be refundable to the Planning & Zoning Commission.

6. Nothing stated herein is intended to preclude the Town and MH Development from continuing to negotiate the terms for the sale of all or part the property for open space if no agreement is reached on or before October 1, 2014.

Motion passed unanimously.

BOND RELEASE

Motion by P. Rist seconded by K. grant to release \$3,250.00 for tree planting to P. Sullivan for Gabriella Court subdivision. Motion passed unanimously.

PLANNING & ZONING OFFICIALS REPORT

8-24 referral – Habitat – Turkey Plain Road

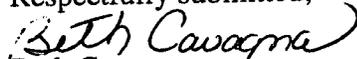
Motion by B. Legnard seconded by J. Lennon to issue a favorable report to the Board of Selectmen under section C.6.4c of the Bethel Charter, to obtain 9.76 acres of property located on Turkey Plain Road, it is adjacent to Town of Bethel property and provides flood storage for surrounding area. Motion passed unanimously.

Bethel Woods – material review

It was the consensus of the Commission to recommend clay and sand to complement the existing yellow.

Motion by B. Legnard seconded by K. Grant to adjourn. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use Coordinator