



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

May 27th 2014

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

PUBLIC HEARINGS CONTINUED:

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

Attorney P. Olson was present for the applicant and reviewed status of the application and Commission's request for time to review submitted materials. The following correspondence was submitted:

Paula Antolini

Directional heterogeneity of environmental disamenities: the impact of crematory operations on adjacent residential values; Mark D. Agee, Thomas D Crocker

Mercury Emissions from crematoria; S.R. Maloney

Crematory Emissions Data (4 pages)

Mark Guss	6 Francis J Clarke Circle
Edward Kim	13 Francis J Clarke Circle
Paul Petrikas	7 Trowbridge Dr
Johnny T Choi	14 Francis J Clarke Circle
Andrea Kean	email
Greco Industries	Trowbridge Drive

Those who spoke:

Don Shean	7 Sand Hill Rd
Bill Hillman	86 Walnut Hill Rd
Paula Antolini	19 Jacobs Lane
Tom Lockwood	17 Trowbridge Dr
Mr. Choi	14 Francis J Clarke Circle
Johnny Choi	14 Francis J Clarke Circle
Jerry Smith	32 Pell Mell Drive

The Commission reviewed and asked questions about various aspects of the application and agreed to close the hearing.

RECEIVED

2014 MAY 28 A 10:38

TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS

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

P. Rist opened the public hearing by having the legal notice read. Attorney N. Marcus was present for the applicant, and D. Virbickas P.E. reviewed the proposed site plan with the Commission. The applicant is seeking a site plan and special permit to construct a new gas station and a 3100sf building on a 1.049 acre parcel located in the Rte 6 Business zone. The existing home will be razed and replaced with a new building. There are several modifications to the road system proposed. The Town requested Fredrick Clarke Associates, traffic consultant to review the proposal.

The following correspondence was submitted:

Staff report dated 5/27/14 S. Palmer Planner
Memo dated 5/27/14 from B. Dwinells Engineering Department
Minutes dated 4/21/14 and 4/7/14 Public Utilities Commission
Police Department memo dated 5/22/14 Lt. Dickinson
Report dated 5/22/14 Fredrick Clarke Associates, Steven Cipolla
Bethel Health Department memo dated 5/27/14

No one spoke in favor or against the application.

Neil Olinski, Milone & MacBroom and Steve Cipolla, Fredrick Clarke Associates reviewed their reports with the Commission. The Commission reviewed the proposed architecture of the building, requested a rendering of the pump canopies. Fredrick Clarke Associates requested more current accident data and Saturday mid day data. The Commission requested that all traffic information be forwarded to the Police Commission as presented for the next meeting. P. Rist continued the hearing until the 6/24/14 meeting.

ANDREW JAMES/12 WOLFPITS ROAD/SPECIAL PERMIT/ACCESSORY APARTMENT

P. Rist called the public hearing to order. The following correspondence was submitted:
Report dated 5/27/14 from S. Palmer Planner
Field Card from Assessor's Office
Interior drawings showing existing accessory apartment

Andrew James property owner reviewed with the Commission when he purchased the property the apartment was in existence and used for care of his mother in law for years until very recently. The existing unit meets the rules for having the accessory apartment in the R-40 zone. The following correspondence was submitted:

Staff report dated 5/27/14
Health Department report dated 5/27/14

No one spoke in favor or against the application.
P. Rist closed the hearing.

BUSINESS MEETING

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

MINUTES

Motion by B. Legnard seconded by J. Lennon to accept minutes of the 5/13/14 meeting with the amendment to include S. Forman was seated for D. Brown. Motion passed (5-0-2) E. Finch and S. Deuschle abstained.

WORK SESSION

Motion by K. Grant seconded by S. Deuschle to add 12 Wolfpits Road to the agenda. Motion passed unanimously.

The Commission discussed the merits of the application. Motion by B. Legnard seconded by S. Deuschle to approve a special permit application under section 3.3D and 3.6C of the zoning regulations for an accessory apartment on property located at 12 Wolfpits Road owned by Andrew and Anne James subject to stipulations. Motion passed unanimously.

OTHER BUSINESS

S. Deuschle recused. J. Hancock seated

51 Grassy Plain Street – façade changes

S Palmer reviewed with the Commission proposed architectural changes for the approved site plan, roof lines, colors, stone work, and windows. It was the consensus of the Commission that these changes are acceptable.

S. Deuschle reseated.

BOND RELEASE

Toll Brothers – The Summit

Motion by B. Legnard seconded by S. Forman to reduce bond from 181,100 to 161,150.00 for The Summit, Toll Brothers. Motion passed unanimously.

PLANNING & ZONING OFFICIALS REPORT

The Commission accepted a letter of withdrawal for MH Development dated 5/27/14

The Commission reviewed a proposed pergola for Greenwoods Restaurant. It was the consensus of the Commission that this was not a permanent structure. If a covering is to be used by the property owner further review will be necessary.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Beth Cavagna".

Beth Cavagna
Land Use