



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

June 10<sup>th</sup> 2014

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

### PUBLIC HEARINGS

CATHERINE TROIANO/10 BLUE SPRUCE COURT/SPECIAL PERMIT/ACCESSORY APARTMENT

B. Legnard continued the public hearing until 6/24/14.

ORLINDO NOCITO/ 1 WALNUT HILL ROAD/SPECIAL PERMIT/USE

B. Legnard opened the public hearing. The following material was submitted:

Staff report dated 6/10/14 by S. Palmer Planner  
Health Department memo dated 6/9/14

The applicant is requesting a special permit to convert an existing space for commercial purposes into a second dwelling unit. The property is located in the R-40 zone. The zoning regulations allow for the change of a non conforming use to a more conforming use through the granting of a special permit. The proposed 2 units will contain 2 bedrooms, existing pavement will be removed and landscaping will be created in order to give the appearance of a single family home.

No one spoke in favor or against the application. B. Legnard closed the public hearing.

### BUSINESS MEETING

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

### MINUTES

Motion by S. Deuschle seconded by S. Forman to approve minutes of the 5/27/14 meeting.  
Motion passed (5-0-1) L. Valenti D. Brown abstained.

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TOWN OF BETHEL  
TOWN CLERK

## INVOICES

Motion by S. Deuschle seconded by S. Forman to approve payment to the news times in the amount of \$1,236.20. Motion passed unanimously.

## WORK SESSION

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

Discussion was tabled until the next meeting

### ORLINDO NOCITO/ 1 WALNUT HILL ROAD/SPECIAL PERMIT/USE

The Commission discussed the merits of the application. Concern was stated over the symmetry of the windows, doors and landscaping.

Motion by D. Brown seconded by B. Legnard to approve a special permit application in accordance with Section 7.1.A.3 of the zoning regulations, to abandon the use of the nonconforming commercial space and replace it with a residential unit on property located at 1 Walnut Hill Road with conditions. Motion passed unanimously.

## OTHER BUSINESS

Maple Ave / Hickok – appraisals, renderings funding

Motion by S. Forman seconded by S. Deuschle to allocate up to \$3,000.00 from the open space fund to conduct an appraisal for Maple Ave Development in order to provide the Town with information which will be helpful during negotiations of the property. Motion passed unanimously.

Diamond Ave self storage – permit extension

Motion by S. Deuschle seconded by D. Brown to extend permit for a maximum of 3 years to 6/13/17. Motion passed unanimously.

## CORRESPONDENCE

Bethel Woods – request – fee in lieu of affordable\

Item tabled until the 6/24/14 meeting.

Motion to add letter from B. Hillman to the agenda.

It was the consensus of the Commission to direct staff to inform Mr. Hillman of the application process for a text amendment.

Motion by B. Legnard seconded by D. Brown to adjourn. Motion passed unanimously.

Respectfully submitted,

*Beth Cavagna*

Beth Cavagna

Land Use Coordinator