



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

June 24, 2014

BETHEL MUNICIPAL CENTER

DENIS J RIORDAN – ROOM D 7:00pm

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TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS CONTINUED:

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

P. Rist opened the continued hearing. The Commission was waiting for final comments from their traffic consultant Fredrick Clarke Associates which were received 6/17/14. The applicant provided revisions to the plans pertaining to landscaping, building elevations and façade, lowered the canopy from 16 to 14 feet and provided streetscape with sidewalks and landscaping. No one spoke in favor or against. P. Rist closed the hearing.

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

P. Rist opened the hearing. The applicant is requesting a special permit to convert the lower level of a single family home into an accessory apartment, located in the R-10 Zone. The applicant indicated that an existing style raised ranch does not lend itself easily to designing a accessible wheel chair unit. Chris from BBS Designs was present and reviewed the proposed layout. The Commission had reservations about the exterior façade in particular, 3 doors located to the front of the structure. The Consensus of the Commission was that it was not in keeping with the single family neighborhood. Discussion followed on the removal of one door. P. Rist closed the public hearing.

BUSINESS MEETING

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

Motion by D. Brown seconded by B. Legnard to approve minutes of the 6/10/14 meeting with a correction on the abstentions. Motion passed (4-0-3) J. Lennon, K. Grant, P. Rist abstained.

INVOICES

Motion by B. Legnard seconded by K. Grant to approve invoices in the amount of \$ 2,926.09 and \$1,711.21 to Fredrick Clarke Associates. Motion passed unanimously.

NEW BUSINESS

CASAL I LLC/TEXT AMENDMENT VC ZONING DISTRICT

Motion by J. Lennon seconded by B. Legnard to accept application, notify the appropriate Departments and schedule a hearing for August 12th 2014 at 7:00pm. Motion passed unanimously.

OTHER BUSINESS

Bethel Woods – request – fee in lieu of affordable

Attorney N. Marcus and project developer N. Kahn were present to discuss changing the 2 required affordable units for the project to a fee in lieu of building the affordable units under the DCD regulations. A lengthy discussion was held and the Commission has requested that the applicant do a sample calculation showing the differential between the market rate and the affordable units. The Commission also requested to have the Town of Bethels Affordable Housing Administrator review the proposal and offer comments at the next meeting.

WORK SESSION

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

The Commission held a lengthy discussion on the merits of the proposed text amendment. Several members requested more time in order to make a decision. Discussion followed, along with a review of availability of members for the next several meetings. The matter was continued to 7/22/14 for further discussion.

BOND RELEASE

Motion by J. Lennon seconded by K. Grant. To reduce bond by \$120,000.00 for completion of the infrastructure associated with the storm water system per letter of substantial completion submitted by JMC, PC Anthony Nester RLA. Motion passed unanimously.

Motion by B. Legnard seconded by D. Brown to add 10 Blue Spruce Court to the agenda for discussion. Motion passed unanimously.

The Commission reviewed the merits of the application and requested that 1 door be removed from the front the dwelling unit. Motion by B. Legnard second by D. Brown to approve a special permit application under Section 3.3D and 3.6.C of the zoning regulations with stipulations for property located at 10 Blue Spruce Court owned by Catherine Troiano. Motion passed unanimously.

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

Respectfully submitted,

Beth Cavagna
Beth Cavagna
Land Use Coordinator