



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
July 8th 2014
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00pm

RECEIVED
2014 JUL 11 P 2:16
TOWN OF BETHEL
TOWN CLERK

BUSINESS MEETING

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

MINUTES

Motion by D. Brown seconded by K. Grant to approve minutes of the 6/24/14 meeting. Motion passed (4-0-1)

INVOICES

Motion by D. Brown seconded by K. Grant to approve invoice in the amount of 176.60. Motion passed unanimously.

OTHER BUSINESS

Bethel Woods – request – fee in lieu of affordable

A letter was received from Attorney N. Marcus dated 7/1/14 with attachment consisting of a breakdown of a proposed market rate unit. N. Kahn developer of the project reviewed with the Commission the selling price of the proposed unit in relation to the current median income for the greater Danbury Area. The Commission held a lengthy discussion on the matter. Motion by P. Rist remove requirement of 2 affordable units from the project. Motion carried (3-2) P. Rist, D. Brown, L. Valenti – yea; S. Forman, K. Grant - no

WORK SESSION

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

The Commission reviewed a proposed resolution of approval for the above project. Motion by K. Grant seconded by D. Brown to approve a special permit for a new 3,113sf building for a gas

station and convenience store with drive through service and an 8 pump fueling station with a canopy on property located at 22 Stony Hill Road subject to stipulations. Motion passed

BOND RELEASE

TD & Sons Lot 1 – Granite Knollwood Subdivision

Motion by K. Grant seconded by S. Forman to approve release of \$5,135.00 for completion of Lot one. Motion passed unanimously.

Motion to adjourn by D. Brown. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use Coordinator