



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

July 22<sup>nd</sup> 2014

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

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TOWN OF BETHEL  
TOWN CLERK

### BUSINESS MEETING

#### MINUTES

Motion by J. Lennon, seconded by B. Legnard to approve minutes of the 7/8/14 meeting.  
Motion passed unanimously.

### NEW BUSINESS

#### DELMONACO/39 TURKEY PLAIN RD/ACCESSORY APARTMENT DISCUSSION

Mr. & Mrs. Delmonaco were present and requested a discussion pertaining to their denial of a special permit for an accessory apartment and changes in personal circumstances that have occurred. The Commission reviewed their request and recommended that they re apply to the Planning & Zoning Commission for a Special Permit.

#### PUBLIC SITE AND BUILDING COMMITTEE/PRELIMINARY REVIEW BETHEL POLICE STATION PROPOSAL

J. Menti, Chairman, Public Site & Building was present to review preliminary plans for construction of the Police Department to be located on Judd Ave. Brian W Humes, Architect and Charles C. Van Zanten P.E. reviewed the space needs study of 20014 and recent update of 2014. The Committee has been working with the Board of education Facilities Committee, Energy Conservation Committee, Cross Country Coaches for the High School and received a favorable review from the Planning & Zoning Commission under an 8-24 referral to the Board of Selectman. Preliminary layout, entrance, parking, public access, and structures were proposed for comment.

### OTHER BUSINESS

Motion by K. Grant seconded by B. Legnard to add 10 Blue Spruce Court to the agenda. Motion passed unanimously.

The Commission reviewed item 3 of the previous approval. Discussion followed. Motion by D. brown seconded by B. Legnard to remove requirement of a window to replace removal of existing door. Existing door has been removed. Motion passed unanimously.

#### FAIRFIELD COUNTY EXTENSION CENTER – SPECIAL EVENT

The Office has received a request for a special event to be conducted on the weekends thru August. The Commission reviewed the proposal and has no objections.

#### **WORK SESSION**

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

Each voting member stated their feelings pertaining to the proposed regulation for the allowance of crematoriums in the Industrial Park Zone.

Motion by B. Legnard seconded by John Lennon to allow a text amendment to the zoning regulations for allowance of Crematoriums in the IP Zoning District under section 4.3 Permitted Uses Section C A thru H. The Commission feels that it is a reasonable request of the Planning & Zoning Commission and in character with the uses in the Industrial Park.

Motion passed (4-3) Yes- B. Legnard, P. Rist, J. Lennon, K. Grant; No – E. Finch, D. Brown, L. Valenti.

Motion by B. Legnard seconded by J. Lennon to amend previous motion to include an effective date of August 15<sup>th</sup> 2014. Motion passed unanimously.

#### **PLANNING & ZONING OFFICIALS REPORT**

S. Palmer asked the Commission members to attend the Danbury Zoning Commission hearing in August pertaining to the possible water tank settlement.

Motion by J. Lennon seconded by K. Grant to adjourn. Motion passed unanimously.

Respectfully submitted,

  
Beth Cavagna

Land Use Coordinator