



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

September 23rd 2014

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

PUBLIC HEARINGS:

CT COINING /10 TROWBRIDGE DRIVE/SITE PLAN/SPECIAL PERMIT
ADDITION

P. Rist opened the public hearing. The proposed application is for a 10,000sf addition to an existing building for storage of materials and product used in the manufacturing of aviation products. M. Mazzuco P.E. was present for the applicant and explained the proposal in regards to drainage parking and associated amenities. Memo received from Health Department dated 9.22.14. No one spoke in favor or against the application. P. Rist closed the hearing.

MANILAKES FAMILY PARTNERSHIP/ 71 STONY HILL RD
SITE PLAN/SPECIAL PERMIT

P. Rist opened the public hearing. The proposed special permit is to legalize residential uses associated with the property. 4 illegal apartments have been removed from the premises and the property owner is proposing to have 2 residential uses located above the existing commercial.

The following correspondence was submitted:

Staff revisions to drawings
Memo dated 8/28/14 Gary Boughton, Tom Galliford Fire Marshall
Health Department memo dated 9/23/14
PUC memo dated 9/22/14 from Wright Pierce Engineering.

The Commission reviewed the reports submitted. The applicant requested a continuance to review with the property owner the comments submitted. The hearing was continued until the 10/14/14 meeting.

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TOWN OF BETHEL
TOWN CLERK

BUSINESS MEETING

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

MINUTES

9/8/14, 9/9/14

Motion by K. Grant seconded by B. Legnard to approve minutes of the 9/8/14 and 9/9/14 meeting. Motion passed. (4-0-2) S. Forman and D. Brown abstained.

NEW BUSINESS

AQUIFER PROTECTION LEVEL A MAPPING/MAPLE AVE WELL FIELDS

Motion by B. Legnard seconded by K Grant to schedule a public hearing for 10/28/14 for adoption of the Maple Ave Well field to be included on the Town of Bethel Zoning Map. Motion passed unanimously.

BERRY SCHOOL 8-24/ADDITIONAL PARKING

Motion by K. Grant seconded by S. Forman to schedule a public hearing for proposed Berry School Parking lot improvements for 10/14/14 and refer item to appropriate departments for review. Motion passed unanimously.

WORK SESSION

CASAL I llc/TEXT AMENDMENT/SECTION 4.3 PERMITTED USES/ I RESIDENTIAL USES

The Commission discussed the merits of the proposed amendment. The consensus of the Commission was to request staff to prepare a resolution of denial for the next meeting. Motion passed unanimously.

DELMONACO/39 TURKEY PLAIN RD/ACCESSORY APARTMENT

The Commission discussed the merits of the application and reviewed the accessory apartment regulations.

Motion by B. Legnard seconded by D. Brown to grant a special permit for an accessory apartment under the zoning regulations with emphasis on the requirements that when the unit is to be occupied that an affidavit be filed with the Planning & Zoning Department, according to the regulations. Motion passed (5-1-) K. Grant – no.

Correspondence

Letter received dated 9/23/14 from Attorney P. Olson regarding a request to amend conditions of approval for the subdivision. Discussion with the commission followed regarding the open space. Motion by B. Legnard seconded by K. Grant to authorize the staff to allow for issuance of zoning compliance certificates if needed prior to the October 14th meeting. The Commission

also requests that Attorney Olson has a meeting with all parties involved prior to the next Planning & Zoning meeting to come to a mutually agreeable conclusion. Motion passed unanimously.

Motion to adjourn by K. Grant. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use coordinator