

PLANNING & ZONING COMMISSION MINUTES
September 30, 2014
BETHEL MUNICIPAL CENTER
GENERAL PURPOSE ROOM – 7:00 P.M.

COMMISSION MEMBERS PRESENT: P. Rist, Chairman, B. Legnard, K. Grant, and S. Forman, and B. Cavagna.

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TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS

TOLL BROTHERS CT SUBDIVISION/SITE PLAN REGULATED ACTIVITY

P. Rist called the meeting to order. K. Grant read the legal notice as it appeared in the News-Times.

Attorney R. Kahn introduced the application. The applicant is proposing a 71 lot single family home Design Conservation District subdivision with associated amenities. The following reports were submitted for the record:

Staff report by S. Palmer, Planning & Zoning Director, dated 9/30/14.

Letter from J. Lannamann, Toll Brothers, dated 9/30/14 regarding garbage pickup.

Letter from A. Morosky, P.E., Director of Public Works to Eric Hoyt, Toll Brothers dated 11/18/13 regarding water and sewer service.

Letter from T. Galliford, Fire Marshal to P. Rist, Planning & Zoning Chairman, regarding concerns and recommendations to provide water connections.

Letter from Lt. Dickinson, Liaison, Bethel Police Commission, to P. Rist, Planning & Zoning Chairman, dated 9/26/14, regarding comments and concerns for traffic safety.

Letter from the Bethel Police Commission, dated 9/17/14, regarding emergency vehicle access.

Letter from M. Galante, Executive Vice President, Frederick P. Clark Associates to S. Palmer, Planning & Zoning Director, dated 9/23/14 regarding the traffic review and site plan proposal prepared by Milone & MacBroom.

Letter from A. Bisacky, P.E., Kleinfelder to S. Palmer, Planning & Zoning Director, dated 9/24/14 regarding stormwater management and drainage design.

Letter from L. Vasile, Director of Health, and re to P. Rist, Planning & Zoning Chairman, regarding water and sewer issues and environmental impact.

Letter from S. Hayden, Executive Director, Northwest Conservation District, to B. Cavagna, Land Use Coordinator regarding their review of the soil erosion, sediment control, and stormwater quality plans.

Dan Kroeber, P.E. from Milone & MacBroom summarized the 9/29/14 Inland Wetlands Commission meeting regarding the site plan and reviewed various aspects of the proposal regarding traffic, landscaping, drainage and drainage improvements.

Steve Cipolla from Frederick P. Clark Associates summarized the traffic study.

Those who spoke:

Joan Oeding	11 Eagle Rock
Lawrence Cyr	5 Grandview Avenue
Linda Cyr	5 Grandview Avenue
Laura Cyr	5 Grandview Avenue
Dana Shetler	1 Brookwood Drive
Karen Foster	6 Farm Court
Christine Tenezaca	29 Kayview Avenue
James Ritterbusch	8-B Kayview Avenue
Dave Pepe	22 Grandview Avenue
Kerry Cramer	41 Hidden Brook Trail
Rachel Dennerlein	Farm Court
George Nunes	33-A Maple Ave. Ext.
Tom Esposito	14 Kayview Avenue
Mary Ann Bruton	23 Plumtrees Road
Tracy Curtis	12 Kayview Avenue
Melissa Clark	17 Grandview Avenue
Anthony Orrico	11 Grandview Avenue

The Commission requested time to review comments and reports submitted this evening. P. Rist continued the hearing until October 28, 2014 at 7:00 p.m. in the General Purpose Room.

Respectfully submitted,

Margaret Cooke
Beth Cavagna *ac*
Land Use Coordinator