



PLANNING & ZONING DEPARTMENT
Clifford J. Hurgin Municipal Center, 1 School Street
Bethel, Connecticut 06801 (203)794-8578

PLANNING & ZONING COMMISSION MINUTES
October 14th, 2014
BETHEL MUNICIPAL CENTER
Meeting Room D – 7:00 P.M.

COMMISSION MEMBERS PRESENT: P. Rist, Chairman, B. Legnard, K. Grant, S. Forman, D. Brown, J. Lennon, S. Deuschle, J. Hanocock, E. Finch and B. Cavagna.

PUBLIC HEARING CONTINUED:

MANOLAKES FAMILY PARTNERSHIP/ SITE PLAN/ SPECIAL PERMIT/ 71 STONY HILL ROAD

P. Rist called the meeting to order at 7:00 p.m. Attorney P. Olson, Land Use & Conservation Counsel, appeared for the Applicant, presenting a revised plan based on Commission requests at the previous public hearing. Revisions included: parking, trash enclosure (to be worked out with Health Department), landscaping and parking islands. Attorney Olson requested that the Commission not require sidewalks at this time.

P. Rist closed the public hearing.

At 7:25 the Board called for a recess in order to attend the Board of Finance Meeting and proceeded to Meeting Room A.

At 8:00 the Board reconvened in Meeting Room D to continue the meeting.

BUSINESS MEETING:

At this time, P. Rist seated S. Forman for E. Finch.

RECEIVED

2014 OCT 15 P 12: 54

TOWN OF BETHEL
TOWN CLERK

MINUTES:

Motion by K. Grant, seconded by R. Legnard to accept the meeting minutes for 9/23/14 and 9/30/14. S. Deuschle abstained. Motion passed.

INVOICES:

Motion by P. Rist, seconded by K. Grant to pay invoices to Danbury News Times in the amount of \$1,781.70 : Sydney Rapp in the amount of \$8,775.00: Frederick Clarke Assoc in the amount of \$3,734.42

Motion passed unanimously.

WORKSESSION:

CASAL I, LLC/ TEXT AMENDMENT/SECTION 4.3 PERMITTED USES

In a letter dated 10/14/14, Attorney P. Olson, representing the Applicant, withdrew the application.

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

J. Lennon recused himself. S. Deuschle recused himself.

Motion by R. Legnard, seconded by D. Brown to **approve** an application for a site plan/special permit in accordance with Section 8.4 & 5 of the zoning regulations to permit the construction of a 10,000 sf. addition to an existing industrial building and site improvements at 10 Trowbridge Drive, located in the IP Zone, Assessors Map 10, Block 23, Lot 150-23 subject to the following stipulations:

1. Except as modified in this approval, the project and improvements shall be constructed in substantial conformance with plans entitles "Site Paln, 10 Trowbridge Drive, Bethel, Connecticut", prepared by Michael J. Mazzucco, P.C., dated July 25th, 2014, revised September 9th, 2014
2. Prior to the initiation of any construction on the site all erosion control measures shall be installed according to notes on the drawings and in conformance with the **2002 CT Guidelines for Soil Erosion and Sediment Control**. E & S measures shall be maintained throughout the construction process and until the site is fully stabilized. The commission and/or its designated agent may require additional E & S measures as needed throughout the construction.

3. The applicant shall adhere to Health department conditions outlined in a memo dated September 22nd, 2014.
4. The excavation permit shall be valid for (1) one year from the commencement of operations, and may be extended at the discretion of the Commission for a period of (6) six months.
5. Excavation activity shall take place only on Mondays through Fridays, 7 a.m. to 5 p.m., and not on weekends or holidays.
6. A Bond, in an amount to be determined, shall be posted for the following activities prior to the issuance of construction permits:

- a. Erosion and Sedimentation Controls

The amount must be posted in the form of cash, a certified bank check, or an irrevocable letter of credit.

7. Upon completion of construction and prior to the issuance of any Zoning Certificate of Compliance, an “as-built” survey of the construction, certified by a licensed land surveyor shall be submitted to the Planning & Zoning Official.
8. Work shall commence within (1) one year of this approval date and shall be completed within 5 years.

In granting this approval, the Planning & Zoning Commission states that the proposed plan is in substantial compliance with the zoning regulations of the Town of Bethel, and the project, if constructed according to the referenced plans and stipulations will not exert a detrimental effect on the neighboring properties or the development of the surrounding district.

Motion passed unanimously.

CORRESPONDANCE:

8-24 Dog Park

A memo from Eileen Earle, Director of Parks and Recreation to Steve Palmer, Director of Planning & Zoning dated 10/14/14, regarding “Dog Park-Meckauer Park” with attachments was read by the Commission. A discussion of the Dog Park location and rules followed.

Motion by D. Brown, seconded by S. Forman to make a positive recommendation to the Board of Selectmen concerning the establishment of a Dog Park at Meckauer Park.

Motion passed unanimously.

PRE APPLICATION MEETING REQUEST FOR VILLAGE OVERLAY ZONE.

Attorney Peter Olson, representing CASAL I, LLC and Eric Salzman , entered into the record a letter entitled “Pre Application Meeting for Proposed Text Amendment, CASAL I, LLC” dated 10/14/14, with attachments.

The Board discussed the proposed text amendment with Attorney Olson. Motion by D. Brown, seconded by S. Deuschle to table further discussion until the next scheduled Planning & Zoning Commission meeting in order to allow the Commission to review the POCD pertaining to the Village District. Motion passed unanimously.

REQUEST FOR CONSIDERATION/MAP AMENDMENT/SOUTH STREET

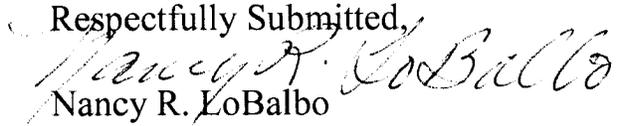
A letter from Gary Boughton, dated 9/9/14 entitled “Re-Zoning on 4 Properties located on South Street” and a map dated 10/14/14 was submitted to the Commission. The consensus of the Commission was to table their discussion to the next regularly scheduled meeting so that they may have time to review the request.

OTHER BUSINESS:

B. Cavagna provided the Commission with a brief update on the progress with RMS and open space and will follow up in two weeks. She also showed the Commission members a rendering of the plans for the new façade at 2 Library Place.

Motion by K. Grant to Adjourn at 9:30 p.m. , seconded by S. Deuschle. Motion Passed.

Respectfully Submitted,


Nancy R. LoBalbo

Recording Secretary