



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

PLANNING & ZONING COMMISSION MINUTES
October 28TH, 2014
BETHEL MUNICIPAL CENTER
Meeting Room D – 6:30PM

PUBLIC HEARINGS:

**TOWN OF BETHEL/ BERRY SCHOOL PARKING EXPANSION/
WHITTLESEY DRIVE**

B. Legnard recused

K. Grant called hearing to order by reading legal notice. S. Palmer, Planner reviewed the proposed application which was designed to show an increase of parking to serve the Circle of Friends portion of the building. Engineered drawings done by Cartel Engineering showed 20 proposed spaces with a gravel walkway area that will be converted to sidewalks. The application was initiated by the Board of Education in response to parking safety concerns of staff, parents and students picking up children at the facility.

Those who spoke:

| | |
|--------------------------------------|-----------------------------|
| Teri Yonski | Director of Fiscal Services |
| Dr. Carver Superintendent of Schools | |
| N. Hoffman | 19 Sand Hill Rd |
| Jen Rossbergen | Nashville Rd Ext |
| Mary Lincoln | 23 Judd Ave |
| Alyssa Volpentesta | 21 Judd Ave |
| Cortney Martin | |
| Larry Craybas | Kellogg Street |
| Danielle Legnard | Benedict Road |

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TOWN OF BETHEL
TOWN CLERK

Jennifer Putner
Mark Goodwin

5 Mountain Orchard Rd
21 Judd Ave

Based on comments received from the public the Commission discussed with representatives of the School System the lighting of the facility, type and hours of use, landscaping, existing traffic patterns, and future parking needs. The Commission continued the hearing until 11/25/14 in order to allow the applicant time to address items.

B. Legnard seated.

BUSINESS MEETING:

COMMISSION MEMBERS PRESENT: B. Legnard, Vice Chairman, K. Grant, S. Forman, J. Lennon, S. Daschle, E. Finch, L. Valenti . S. Forman was seated for P. Rist and L. Valenti was seated for D. Brown.

MINUTES

Motion by J. Lennon seconded by K. Grant to approve minutes of the 10/14/14 meeting. Motion passed (E. Finch, L. Valenti abstained.)

WORKSESSION:

**MANOLAKES FAMILY PARTNERSHIP/SITE PLAN/SPECIAL PERMIT/
71 STONY HILL RD**

The Commission discussed the merits of the application, parking, landscaping, sidewalks and garbage removal. The Commission directed staff to draft a resolution of approval for review at the next meeting.

CORRESPONDENCE:

S. Palmer reviewed façade changes proposed for Burger King, Greenwood Ave., TOD grant application to the State of Ct, subdivision regulations review in the new year, proposed façade changes for 2 Library Place.

PUBLIC COMMENTS

Attorney P. Olson requested to have the pre application meeting for village overlay zone put on agenda for next meeting.

Invited Commission members to opening of Copper Square on November 6th.

Reviewed status of the open space parcel B-3 to be deeded to the Town of Bethel.

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

Respectfully submitted,


Beth Cavagna

Land Use Coordinator