



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

November 12, 2014

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

PUBLIC HEARINGS:

TOWN OF BETHEL/MAP AMENDMENT/ADOPTION OF AQUIFER PROTECTION LEVEL A MAPPING FOR MAPLE AVE WELL FIELDS

B. Legnard called the hearing to order. The proposed adoption of the Aquifer protection overlay zone to the Maple Ave well fields is the final stage of approval for the Town of Bethel to incorporate the data and studies, approved by DEEP onto the Official Zoning Map of the Town of Bethel. No one spoke in favor or against. B. Legnard closed the hearing.

BUSINESS MEETING

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

MINUTES

Motion by K. Grant seconded by S. Forman to approve minutes of the 10/28/14 meeting. Motion passed unanimously.

WORK SESSION

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

The Commission requested staff to prepare a resolution of approval for this evening. Motion by B. Legnard seconded by J. Lennon to approve a special permit application to allow the conversion of 2nd floor office space to 2 apartments and to perform site modifications to the parking and landscape islands on the property located at 71 Stony Hill Road Assessors Map 72, Block 105, Lot 5 owned by the Manolakes Family Limited partnership subject to stipulations. Motion passed unanimously.

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TOWN OF BETHEL
TOWN CLERK

CASAL I LLC/PREAPPLICATION MEETING/TEXT AMENDMENT

Attorney P. Olson was present for the applicant and requested item be tabled.

Motion by K. Grant seconded by S. Forman to add Map amendment Aquifer Protection Zone to the agenda. Motion passed unanimously.

Motion by S. Forman seconded by K. Grant to adopt the Level A mapping for the Maple Ave well Fields as shown on the Town of Bethel Connecticut Official Zoning Map dated 11/12/14 with an effective date of December 1st 2014. Motion passed unanimously.

NEW BUSINESS

B SHAWN MCLAUGHLIN/ 12 TROWBRIDGE DRIVE/SITEPLAN/SPECIAL/PERMIT

Motion by B. Legnard seconded by K. Grant to accept application and schedule a public hearing for 1/13/15 and refer item to the appropriate agencies for review. Motion passed unanimously.

OTHER BUSINESS

2 LIBRARY PLACE – ARCHITECTURAL REVIEW

Discussion with the property owner was completed. Motion by K. Grant seconded by S. Forman to approve façade changes and other site improvements proposed for Bethel Crossings as shown on a plan dated 10/15/14. Motion passed unanimously.

DIOCESE OF BRIDGEPORT – STONY HILL RD – CONCEPTUAL SITE PLAN

The Commission reviewed a conceptual rendering for possible development of the property.

BIGELOW – PAYNE RD- LANDSCAPING – SUBDIVISION

Motion by B. Legnard seconded by S. Forman to allow modification of approved landscaping plan associated with the subdivision to allow for mature apple tree's to remain on the property as shown. Motion passed unanimously.

265 GREENWOOD AVE – PLAN REVIEW – BURGER KING

So noted.

CORRESPONDENCE

8-24 REFERRAL LAND ACQUISITION BY STATE OF CT – PLUMTREES BRIDGE

The Commission had extensive discussion about the proposed acquisition by the State. Motion by J. Lennon seconded by B. Legnard to give a positive referral to the Board of Selectmen for the property transfer. Motion passed (3-2) S. Forman, K. Grant – no

OTHER BUSINESS

Motion by S. Forman seconded by K. Grant to authorize \$10,500.00 to be used from the open space account for the binder of property located at 46 Long Meadow Lane. Motion passed unanimously.

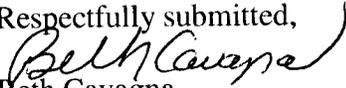
BOND RELEASE

RMS DEVELOPMENT – REDUCTION

Motion by B. Legnard seconded by J. Lennon to reduce bond by \$247,830.00 leaving a balance of \$ 171,793.60. Motion passed unanimously.

Motion to adjourn by E. Finch seconded by K. Grant. Motion passed unanimously.

Respectfully submitted,



Beth Cavagna

Land Use Department