



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MEETING MINUTES

October 27th, 2020

7:00 p.m. – Web-Based Meeting

Hosted By ZOOM

TOWN CLERK
BETHEL, CT.

2020 OCT 30 A 10:33

RECEIVED

Commissioners Present:

P. Rist, *Chair*

R. Legnard, K. Parsons, K. Grant, P. Kessler, R. Stowell, L. Curtis, R. Wallace, J. Lennon

Staff Present:

B. Cavagna, *Planning & Zoning Official*, D. McCollum, *Land Use Coordinator*

P. Rist called the meeting to order at 7:00 p.m.

PUBLIC HEARING

DeMarco / 155 Greenwood Avenue/ Site Plan and Special Permit

K. Grant read the Legal Notice

B. Cavagna, read the Staff Report by B. Cavagna, Planning Director, dated 10/27/20, into the record.

Correspondence entered into the record:

- Letter from L. Fernandez, 8 School Street, dated 10/26/20
- Letter from D. Shoenemann, 2 Golden Hill St., dated 10/23/20
- Health Department Review by L. Vasile, Director of Health & R. Boggan, Assoc Director of Environmental Health Services, dated 10/26/20.
- Engineering Review by B. Parfitt, P.E. & J. Hausmann, P.E. , Wright Pierce, dated 10/22/20

Attorney P. Olson, D. Virbickas, P.E., Artel Engineering Group, LLC and E. Volpati, R.A., Nexus Architecture, Planning & Design were present for the application.

P. Olson discussed the history and background information concerning the property. The property is in the TOD zone. The project envisions a pedestrian alley from Greenwood Avenue to School Street, a small addition to the existing building and an additional four (4) buildings on the property extending from Greenwood Avenue to School Street, providing eighteen (18) residential units and approx 8,600 s.f. of commercial space. These will be flexibly configured to serve small retail areas, restaurants or offices. The applicant is requesting a Special Permit for

reduced parking with zero parking spaces allocated for the commercial uses and sixteen (16) spaces allocated for residential spaces. Attorney Olson stated that the application has met several of the criteria for a permanent site use reduction as provided in Reg. 6.2(D)(3).

D. Virbickas, P.E., reviewed existing conditions at the site and discussed the proposed grading & utility plan, storm water management, soil & erosion sedimentation control and on site location of soil and materials stockpiles. Although no formal landscape plan has been submitted, the applicant has contracted Abigail Adams, Landscape Architect in preparation for a landscape plan..

E. Volpati, RA, provided renderings and the architectural plans, discussing proposed green space, courtyards and individual buildings both commercial and residential. She noted that the pedestrian alley way is the "heart of the project".

Those who spoke:

C. McCorkindale	19 Elgin Ave
A Hutchinson	182 Greenwood Avenue
B. Camp	Camp Real Estate, School Street.
Dr. M. Fein	8 School Street
A.Silich	8 School St.
T. Lavelle	9 Benedict Rd.
C. Sell	46 Benedict Rd
P. Sell	46 Benedict Road
B. Greenwood	32A Putnam Park Rd.
B. Koltz	1 Fairchild Drive
T. Murphy	37 Linda Lane
M. Moore	19 Garella Rd
J. Patzold	11 Cawley Ave
M. O'Leary	10 Nashville Rd. Ext.
S. Popuri	7 Hopkins Court

Attorney Olson responded to questions from the public.

B. Cavagna, Planning Director addressed some of the comments raised by the public.

Attorney Olson took questions from the Commission.

P. Rist continued the Public Hearing to 11/24/20.

BUSINESS MEETING

L. Curtis was seated for R. Tibbitts

Motion by P. Kessler, seconded by R. Legnard to accept the Meeting Minutes of 10/20/20.

Motion approved unanimously.

Motion by K. Grant, seconded by P. Kessler to slate the Public Hearing for Tarzia, 103 Putnam Park Road first on the Agenda for November 10th, 2020.

Motion approved unanimously.

Motion by K. Grant, seconded by P. Kessler to adjourn at 9:10 p.m.

Motion approved unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy R. LoBalbo". The signature is written in dark ink and is positioned above the typed name.

Nancy R. LoBalbo
Recording Secretary