



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

January 13, 2015

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

PUBLIC HEARINGS:

B SHAWN MCLAUGHLIN /12 TROWBRIDGE DRIVE/SITE PLAN/SPECIAL PERMIT
CREMATORIUM

P. Rist opened the hearing and continued it to the 1/27/15 meeting. Motion by D. Brown seconded by K. Grant to schedule a site walk for 1/17/15 at 10am. Motion passed unanimously.

EVANS/ GOOD HILL ROAD/SPECIAL PERMIT/ACCESSORY APARTMENT

P. Rist called the public hearing to order. The proposal calls for the legalization of an existing accessory apartment that has been in existence for more than 15 years. The property is located in the R-20 zone. The apartment is less than the 900sf permitted but in excess of the 25% limit on the total living area. Those who spoke:

Richard Mohl 10 Goodhill Rd

P. Rist closed the hearing.

TOWN OF BETHEL /39 HAWLEYVILLE ROAD/SITE PLAN/ PRACTICE
RECREATIONAL FIELD

P. Rist opened the public hearing. The proposal consists of the Town of Bethel utilizing proposed open space associated with an approved subdivision on Stony Hill Road for recreational multipurpose fields. Entrance would be on 39 Hawleyville Road. S. Palmer reviewed with the Commission the potential layout of parking and the practice fields. E. Earle, Parks & Recreation Director reviewed with the Commission the number of leagues and children will benefit from the proposed field. A traffic study was done by Milone & MacBroom dated 11/20/14. Those who spoke:

Gary Lewis 30 Hawleyville Rd
Greg Coriard Rockwell Rd
George Johnston 3 Brookview Court
Michael Moore 19 Garella Rd
Luigi Marconi High Lake

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TOWN OF BETHEL
TOWN CLERK

The Commission continued the hearing until the next meeting in order to receive final comments from the Police Commission.

BUSINESS MEETING

Commission members present: P. Rist, Chairman, D. Brown, J. Hancock, J. Lennon, B. Legnard, K. Grant, L. Valenti, E. Finch, S. Deuschle, S. Forman.

MINUTES

Motion by B. Legnard seconded by J. Lennon to approve minutes of the 12/9/14 meeting. Motion passed unanimously.

INVOICES

Motion by B. Legnard seconded by J. Lennon to pay invoice to News Times in the amount of 236.10. Motion passed unanimously.

WORK SESSION

Motion to add 8 Good Hill Rd to agenda by B. legnard seconded by D. Brown. Motion passed unanimously.

Motion by B. Legnard seconded by S. Deuschle to approve a special permit application under section 3.6.C of the zoning regulations for an accessory apartment on property located at 8 Good Hill Road, Assessors Map 23, Block 17, Lot 26-1 owned by William Evans & Rosemarie Amodeo, subject to stipulations. Motion passed unanimously.

NEW BUSINESS

Whiteacre of Bethel Inc/Grand Street/The Grand/Site Plan/ Special Permit//Map Amendment

Motion by K. Grant seconded by B. Legnard to accept application and refer item to the appropriate Departments for review including the Town's traffic consultant, schedule a site walk for 3/7/15 at 9:30am. Motion passed unanimously.

Moratorium on Medical Marijuana Facilities

Motion by B. Legnard seconded by S. Deuschle to schedule a public hearing for 3/10/15 and refer item to HVCEO for comment. Motion passed unanimously.

Motion by K. Grant seconded by S. Deuschle to adjourn. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna
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Land Use Department