



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES October 13th 2015 BETHEL MUNICIPAL CENTER DENIS J RIORDAN – ROOM D 7:00

PUBLIC HEARINGS

STECK/131 PUTNAM PARK ROAD/RESUBDIVISION

E. Finch recused.

P. Rist called the hearing to order. Attorney D. O'Grady was present for the applicant Charles Steck. The applicant is proposing to resubdivide a 8.78 acre parcel in the R-80 Zone into 2 lots, one a rear lot containing an existing dwelling. Both parcels will be served by septic systems and wells.

The following correspondence was submitted:

Staff report by S. Palmer dated 10/13/15
Health Department review dated 10/13/15
Field card for open space calculation
Engineering memo dated 9/21/15 from Wright Pierce Associates

Those who spoke:

Earl Finch 129 Putnam Park Rd

M. Mazzucco project engineer submitted revised drawings. The public hearing was continued to the next meeting for final engineering comments and Inland Wetlands report.

BUSINESS MEETING:

E. Finch seated

Commission members present: P. Rist, Chairman, D. Brown, J. Lennon, B. Legrand, K. Grant J. Hancock was seated for S. Deuschle.

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TOWN OF BETHEL
TOWN CLERK

MINUTES

Motion by B. Legnard seconded by J. Lennon to accept minutes of the 9/8/15 meeting. Motion passed unanimously.

Motion by J. Lennon seconded by B. Legnard to approve minutes of the 9/22/15 meeting. Motion passed unanimously.

Motion by B. Legnard seconded by D. Brown to pay invoice in the amount of 417.23 to the News Times. Motion passed unanimously.

Motion by B. Legnard seconded by D. Brown to pay invoice in the amount of 6,163.59 to Fredrick Clarke Associates for review of the Farms at Stony Hill. Motion passed unanimously.

WORK SESSION

THE FARMS AT STONY HILL/36 STONY HILL RD/ 15,17,19
SITE PLAN/SPECIAL PERMIT/& 21 HAWLEYVILLE ROAD
EXCAVATION/TEXT AMENDMENT

Motion by B. Legnard seconded by K. Grant to approve an amendment to Section 4.3.I.4.b of the zoning regulations as follows: Added language 4.3.I.4.B the lot or combined lots also contain permitted, non-residential uses located along the frontage street. The overall floor area of such non-residential uses must exceed 7,000 square feet per acre of the total land area of the lot or combined lots located within 275 feet of the centerline of the frontage street **except for a medical use which must exceed 6,000 square feet per acre of the total land area of the lot of combined lots located within 275 feet of the centerline of the frontage street.** Such non-residential uses may be partially located more than 275 feet from the centerline of the frontage street. With an effective date of October 31, 2015. Motion passed unanimously.

Motion by D. Brown, seconded by K. Grant to approve a site plan and special permit application for a proposed 20,000sf , two (2) story commercial medical building and a 121 unit, multi-building housing development, associated accessory buildings, associated site improvements and excavation and fill activity on property located at 36 Stony Hill Road, 15, 17, 19 & 21 Hawleyville Road, Assessors Map 71, Block 109, Lots 07, 06, 06-1, 06-2, & 06-3, owned by Stony Hill Investment, LLC, subject to conditions.

The Commission has carefully reviewed the application, listened to testimony, engaged the application in a substantive discussion, and has determined the proposed use of the property for both Commercial and residential use is in accordance with the zoning regulations and conforms to the special permit criteria outlined in Section 8.5.E of the zoning regulations. If constructed as approved, the project will not be a detriment to the health, safety, and welfare of the neighboring properties, the district or the Town of Bethel. Motion passed unanimously.

NEW BUSINESS

11 STONY HILL ROAD LLC/11 STONY HILL RD/SITE PLAN/SPECIAL PERMIT

Motion by J. Lennon seconded by K Grant to accept application and schedule a public hearing for 11/24/15. Motion passed unanimously.

PUBLIC COMMENTS

B.J. Liberty Grand Street

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

Respectfully submitted,


Beth Cavagna

Land Use