



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MEETING October 27<sup>th</sup> 2015 BETHEL MUNICIPAL CENTER DENIS J RIORDAN - ROOM D 7:00

### PUBLIC HEARINGS CONTINUED:

STECK/131 PUTNAM PARK ROAD  
RESUBDIVISION

P. Rist opened the continued hearing. Revised drawings were reviewed by M. Mazzuco, P.E.. A review by the consulting engineer for the Town of Bethel was submitted dated 10/27/15. S. palmer, Planner reviewed with the Commission requirements for a rear lots driveway pertaining to pavement. The hearing was continued until the next meeting pending revisions and final sign off by engineering.

### PUBLIC HEARINGS:

LECATES/ 200 OLD HAWLEYVILLE ROAD/ ACCESSORY APARTMENT

P. Rist opened the public hearing. The following correspondence was submitted, Health Department memo dated 10/27/15. The apartment is proposed to be a one bedroom consisting of 816sf, under the 900sf but exceeding the 25% of the existing structure which is approximately 900sf home. A waiver of the 25% square foot requirement is needed. Mrs. LeCates described the family dynamics for the needed addition. No one spoke in favor or against the application. P. Rist closed the hearing.

TOWN OF BETHEL/ SPRING HILL/ GOVERNORS LA  
PUMP STATION UPGRADE

P. Rist opened the public hearing. The Public Utilities Commission is proposing upgrades to an existing water pump station which include a 1 story building, replacement of a generator, site work to access the property and replacement landscaping for screening. Peter A Quern, P.E. was present for the applicant and described the proposed improvements.

Those who spoke:

Rich Straiton                      Public Utilities  
Mariusz Jedrychowski P.E.      Wright Pierce Associates  
P. Rist closed the public hearing.

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TOWN OF BETHEL  
TOWN CLERK

## **BUSINESS MEETING:**

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

## **MINUTES**

Motion by D. Brown, seconded by K. Grant to accept minutes of the 10/13/15 meeting. Motion passed. 6-0-1 S. Forman abstained.

## **INVOICES**

Motion by B. Legnard seconded by S. Forman to pay invoice in the amount of 1352.54 to Kleinfelder for the Farms review. Motion passed unanimously.

## **WORK SESSION**

Motion to add LeCates and Town of Bethel to the agenda. by P. Rist seconded by K. Grant. Motion passed unanimously.

## **LECATES/ 200 OLD HAWLEYVILLE ROAD/ ACCESSORY APARTMENT**

Motion by K. Grant seconded by D. Brown to grant a special permit to LeCates, 200 Old Hawleyville Road for an accessory apartment under the zoning regulations of the Town of Bethel with a waiver of the percentage requirements from 25% in order to provide living area for the family members. Motion passed unanimously.

## **TOWN OF BETHEL/GOVERNORS LA PUMP STATION UPGRADE**

Motion by D. Brown seconded by K. Grant to approve an application for upgrades to a pump station for the Town of Bethel in accordance with plans as submitted by Wright Pierce Engineering, with the condition that a color palette and final landscaping plans be submitted prior to construction. Motion passed unanimously.

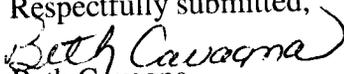
## **OTHER BUSINESS**

1 Elizabeth Street

Drawings were received showing revisions to improvements to the existing property. A review was done by the Village Architectural Consultants. Dated 10/27/15. The Commission reviewed the materials submitted and the consensus was to direct the property owner to follow recommendations of the Village Consultants.

Motion to adjourn by K. Grant seconded by B. Legnard. Motion passed unanimously.

Respectfully submitted,

  
Beth Cavagna