



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES November 10th 2015 BETHEL MUNICIPAL CENTER DENIS J RIORDAN – ROOM D 7:00

RECEIVED

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TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS CONTINUED:

STECK/131 PUTNAM PARK ROAD
RESUBDIVISION

P. Rist opened the continued public hearing. The Commission was waiting for final review from Wright Pierce which was received dated 11/10/15. The Commission reviewed the requirements for paving access ways serving a rear lot. P. Rist closed the hearing.

PUBLIC HEARINGS:

DRAPER/49 TAYLOR AVE/8-30G AFFORDABLE

P. Rist opened the public hearing. The following correspondence was submitted:

Staff report S. Palmer Planning & Zoning 11/10/15
Engineering report dated 10/7/15 from Wright Pierce
Stormwater Management report dated 8/28/15 Trinkaus Engineering

Attorney N. Marcus was present for the applicant whom is proposing an 8 unit residential housing under section 8-30g (Affordable Housing Statue)in an R-10 Zone. The proposal calls for a 2 story 5200sf building with 4 one bedroom units. The property is proposed to be served by sewer and water.

Those who spoke:

Fran O'Neill	54 Taylor Ave
John O'Neill	54 Taylor Ave
Silvia Kaufman	58 Taylor Ave
Peggy Grace	Beach Street

The Commission reviewed safety issues associated with parking, blasting, ledge cuts, contours, rock fall zone areas, building drawings, and landscaping. The Commission agreed to conduct a

site walk, requested Geotechnical information and more data on the site lines along with engineering's requested information. The hearing was continued to 11/24/15.

BUSINESS MEETING:

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

MINUTES

Motion by K. Grant seconded by B. Legnard to approve minutes of the 10/24/15 meeting.
Motion passes 6-0-1 S. Deuschle abstained.

INVOICES

Motion by J. Lennon seconded by J. Hancock to approve invoices in the amount of 2,169.00 to the news times and 2,000.00 for Planimetrics. Motion passed unanimously.

WORK SESSION

NEW BUSINESS

SHAW/16 DITTMAR RD/SPECIAL PERMIT
ACCESSORY APARTMENT

Motion by K. Grant seconded by B. Legnard to schedule a public hearing for 12/8/15 and refer item to the appropriate departments for review. Motion passed unanimously.

CORRESPONDENCE

Toll letter of extension

Motion by S. Deuschle seconded by K. Grant to grant an extension for the Summit at Bethel for 5 years until 1/23/2021. Motion passed unanimously.

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

Respectfully submitted,



Beth Cavagna
Land Use

OTHER BUSINESS

PUBLIC COMMENTS