



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

November 24th 2015

BETHEL MUNICIPAL CENTER

DENIS J RIORDAN – ROOM D 7:00

PUBLIC HEARINGS CONTINUED:

DRAPER/49 TAYLOR AVE/8-30G AFFORDABLE HOUSING

P. Rist continued the hearing until 12/8/15, no testimony was taken.

PUBLIC HEARINGS:

ELEVEN STONY HILL RD, LLC/ 11 STONY HILL ROAD
SITE PLAN/ SPECIAL PERMIT/RESTAURANT ADDTION

P. Rist opened the hearing. The following correspondence was received:

Staff report dated 11/24/15 from S. Palmer, Planner
Wright Pierce Engineering dated 11/24/15
Fire Marshall dated 11/23/15
Health Department dated 11/24/15

Attorney P. Olson and B. Doto P.E. were present for the applicant. The proposal calls for expansion of a building and converting its present use to a restaurant with associated amenities including outdoor dining. The property is served by sewer and water.

No one spoke in favor or against the application.

The Commission discussed the proposed landscaping, lighting and sidewalks. P. Rist closed the hearing.

BUSINESS MEETING:

Commission members present: P. Rist Chairman, J. Lennon, K. Grant, E. Finch, S. Deuschle, S. Forman was seated for B. Legnard.

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TOWN OF BETHEL
TOWN CLERK

INVOICES

Motion by S. Deuschle seconded by K. Grant to pay invoice in the amount of \$ 70,348.50 to DPZ for TOD. Motion passed unanimously.

WORK SESSION

E. Finch recused

STECK/131 PUTNAM PARK ROAD/RESUBDIVISION

Motion by K. Grant seconded by J. Lennon to approve a resubdivision of an 8.78 acre parcel of land into 2 lots in accordance with a survey entitled " Resubdivision Map, Lot 3R – File 27, Map 14 –B.L.R. Bethel Ct" prepared for Charles STEck III prepared by Matthew Reynolds, L.S. of New England Surveying, P.C. dated May 6 2014 and revised on October 21, 2015 subject to conditions. Motion passed unanimously.

E. Finch seated

Motion by J. Lennon seconded by E. Finch to add 11 Stony Hill Road to agenda for discussion, Motion passed unanimously.

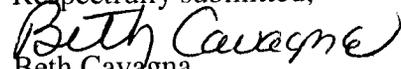
ELEVEN STONY HILL RD, LLC/ 11 STONY HILL ROAD SITE PLAN/ SPECIAL PERMIT/RESTAURANT ADDTION

The Commission discussed the merits of the application. The Commission requested that a resolution of approval be drafted for review at its next meeting.

S. Forman was thanked for her service to the Commission.

Motion to adjourn by S. Forman. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna