



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
April 14, 2015
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00

RECEIVED

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TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS CONTINUED:

**WHITEACRE OF BETHEL INC/GRAND STREET/THE GRAND
SITE PLAN/SPECIAL PERMIT/MAP AMENDMENT**

The hearing was called to order. The Commission recently conducted a site walk of the property with the applicant to review location of building, landscaping and drainage. Those who spoke:

B. Davidson	1 Division St
Susan Downer	18 Grand Street
Rob Stowle	15 Grand Street

The hearing was continued to 4/28/15 in order to receive final comments from engineering and a lighting plan.

PUBLIC HEARINGS:

**TOLL CT II LIMITED/ZONING AMENDMENT/SECTION 5.5.E BUILDING
SETBACKS**

P. Rist called the hearing to order. The applicant is requesting an amendment to the zoning regulations to reduce the minimum building separation from 20 feet to 15 feet in the Planned Residential Development Zone (PRD). S. Palmer, Planning & Zoning Director submitted a staff report dated 4/14/15 with an attachment dated 4/14/15 from the Building Official. No one spoke in favor or against the application.

CONNECTICUT COINING INC/AMEND ZONING REGULATIONS
MORATORIUM ON ACCEPTANCE OF CREMATORY
APPLICATIONS/AMEND 4.3.C.10A DELETE
CREMATORY FACILITY

P. Rist called the hearing to order. The proposal calls for 2 amendments to the Zoning Regulations of the Town of Bethel. The first is to allow the adoption of a moratorium on applications for crematories. The second is an amendment to eliminate crematoriums from the regulations as an allowed use in the IP Zone. The following correspondence was submitted:

Letter dated 4/14/15 from Attorney P.Olson.

Minutes of the Planning & Zoning Commission as follows: 3/25/14, 4/22/14, 5/27/14, 6/10/14,

6/24/14, 7/22/14, 1/28/15, 3/10/15; approval letter 8/5/14 and legal notice 7/28/14.

Audio files of 5/27/14 and 7/22/14 Planning & Zoning Commission meeting.

Chapter 368k Crematories from the Connecticut State Statutes with attachments.

Letter dated 4/13/15 from M. Boyle, Chairman Economic Development Commission.

Letter dated 4/2/15 Sheldon Kahan, president Interstate Lakeland Lumber

Letter dated 4/12/15 Johnny Choi, CEO Soho Designs

Letter dated 4/13/15 Kevin McMahan, President K-Man Glass

Letter dated 4/13/15 Mike Boyle President Base Technologies

Email dated 4/6/15 Paul Petrikas, Vitta Corporation

Memo dated 4/14/15 L. S Vasile, Director of Health

Letter dated 4/14/15 Paula Antolini with petition and 95 pages of attachments

Attorney N. Marcus was present for the applicant Greg Marciano, 10 Trowbridge Drive, proposing a moratorium for the above mentioned business. Those who spoke:

Attorney P. Olson

Mitchell Gross 13 Trowbridge Dr

Wendy Gross 13 Trowbridge Dr

Sheldon Kahan 1 Turnage Lane

John Holbrook 45 Turkey Plain Rd

Greg Marciono 10 Trowbridge Dr

Steve Trinkle 15 Good Hill Rd

Paula Antollini Jacobs Lane

The Commission continued the hearing to 4/28/15 in order to review material submitted and requested the applicant to address stated concerns about real estate value.

MONOCRETE/12 TROWBRIDGE DRIVE/SITE PLAN/SPECIAL PERMIT CREMATORY

P. Rist opened the public hearing by having the legal notice read. Attorney P. Olson was present for the applicant. The proposal is for construction of a 5,000sf building which will contain a 1,667sf unit for a crematory use. Attorney Olson submitted mailing notifications for adjoining property owners.

The following correspondence was submitted:

Report dated 4/14/15 from S. Palmer, Planning & Zoning Director
Report dated 3/25/15 from Wright Pierce, Town Engineering Consultants
Memo dated 4/13/15 from D. Arndt, Public Works Director
Email between applicant and Matthew Pawlik, Sanitary Engineer with Department of Public Health
Resolution of zoning amendment for crematoriums dated 8/5/14
Report dated 4/14/15, Director of Health L. Vasile
Letter dated 4/14/15 Attorney P. Olson
Letter dated 4/14/15 from Enrico Greco, 14 Trowbridge Dr
Cremation Systems Inc, Dr S. Looker dated 3/13/13 with attachments
Chapter 124 of State of Ct State Statues
Chapter 368k of the State of Ct State Statues
Performance Standards Town of Bethel Zoning Regulations
OLR Research report dated 11/7/13 Laws on Siting Crematoria
Letter dated 4/13/15 from M. Boyle, Chairman Economic Development Commission.
Letter dated 4/2/15 Sheldon Kahan, president Interstate Lakeland Lumber
Letter dated 4/12/15 Johnny Choi, CEO Soho Designs
Letter dated 4/13/15 Kevin McMahan, President K-Man Glass
Letter dated 4/13/15 Mike Boyle President Base Technologies
Email dated 4/6/15 Paul Petrikas, Vitta Corporation

Those who spoke:

John Holbrook	Turkey Plain Rd
Greg Marciano	10 Trowbridge
Rob Stowle	15 Grand St
Paula Antolini	Jacobs Lane

The hearing discussed DEEP procedures and jurisdiction, retorts, parking, landscaping, and the Commission requested that staff consult with Counsel Attorney Charles Andres on interpretation of State Statutes pertaining to the structure and distances. The hearing was continued to 5/12/15.

BUSINESS MEETING:

Commission members present: P. Rist, Chairman, J. Lennon, B. Legnard, K. Grant, S. Deuschle, S. Forman was seated for D. Brown. S. Forman stated that she heard the tapes of the 2/24/15 meeting and P. Rist stated that she heard the tapes of the 3/24/15 meeting.

MINUTES

Motion by K. Grant seconded by J. Lennon to approve minutes of the 3/24/15 meeting. Motion passed unanimously

INVOICES

NEWS TIMES 443.25

Motion by P. Rist seconded by K. grant to approve invoices in the amount of 443.25. Motion passed unanimously.

WORK SESSION

Motion by K. Grant seconded by J. Lennon to add Toll text amendment to the agenda for review. Motion passed unanimously.

TOLL CT II LIMITED/ZONING AMENDMENT/SECTION 5.5.E BUILDING SETBACKS

The Commission discussed the merits of the application.

Motion by K. Grant seconded by B. Legnard to approve text amendment with effective date of 4/21/15. Motion passed unanimously.

OTHER BUSINESS

REQUEST FOR EXTENSION/BERKSHIRE INDUSTRIAL PARK/Y1/B
COMBINED

Motion by B. Legnard seconded by S. Deuschle to grant an extension of commencement of site plan until 5/19/16. Motion passed unanimously.

Motion to add 8-24 referral from Board of Selectmen reference to McNeil Road Abandonment of a portion and creation of a cul de sac by P. Rist seconded by B. Legnard. Motion passed unanimously.

Motion by S. Deuschle seconded by S. Forman to recommend a positive report to the Board of Selectmen on the establishment of a cul de sac at the end of McNeil Road located adjacent to Route 6. Motion passed unanimously.

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

This is a record of recorded decisions by the Commission for the 4/14/15 meeting. Complete minutes will be filed at a future date.

Respectfully Submitted,


Beth Cavagna

Land Use Department