



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES June 14th, 2016 BETHEL MUNICIPAL CENTER DENIS J RIORDAN – ROOM D 7:00PM

R. Legnard, called the meeting to order at 6:30 p.m.

BUSINESS MEETING

Commission members present:: R.Legnard, J. Lennon, K.Parsons, K.Grant, E Finch, B. Cavagna, Interim Planning & Zoning Official.

K. Parsons seated for P. Rist

FINAL REVIEW OF SUBDIVISION REGULATIONS

G. Chalder of Planimetrics reviewed revisions to “Town of Bethel Subdivision Regulations, Revised Draft for PZC, May 2016” with the Commission.

Motion by J. Lennon, seconded by K. Grant to set a public hearing date for July 26th, 2016 and refer the application out for review to Town Counsel and all appropriate departments.

Motion Passed Unanimously.

MINUTES

Motion by K. Grant seconded by J. Lennon to accept minutes of the 5/24/16 meeting.

Motion passed unanimously.

WORK SESSION

JAMES MACNICHOLL/ 49 BENEDICT ROAD/ SUBDIVISION/ 2 LOTS

Motion by K. Grant, seconded by J. Lennon to approve a two (2) lot subdivision of a 1.001 acre parcel of land located at 49 Benedict Road in the residential R-20 Zone, Tax Map 60, Block 102, Lot 16 owned by James MacNicholl, as shown on map entitled “Subdivision Map, James P. MacNicholl, 49 Benedict Road, Bethel, Connecticut”, prepared by Robert Ivansco, L.S. #70221, dated January 25, 2016 with stipulations.

Motion approved unanimously.

RECEIVED

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TOWN OF BETHEL
TOWN CLERK

2-16 ELIZABETH STREET/FAÇADE

B. Cavagna, Interim Planning & Zoning Official, requested an opinion from the Commission as to the need for a review from the Architectural Review Board regarding an application for a partial re-surfacing of the building at 2-16 Elizabeth Street with brick façade. It was the consensus of the Commission that there is no need for the Architectural Review Board to review this project.

PUBLIC HEARING:

R. Legnard read the Legal Notice and the Staff Report dated 6/14/16 by B. Cavagna, Interim Planning & Zoning Official

Entered into the record:

Memo from Jeffrey Dewey, P.E., Wright Pierce, dated 4/25/16

Memo from J. Dewey, P.E., Wright Pierce, dated 5/18/16

Memo from J. Dewey, P.E., Wright Pierce, dated 6/14/16

Memo from Lt. Dickinson, Town of Bethel, Local Traffic Authority Liaison, dated 5/18/16

Memo from Thomas Galliford, Town of Bethel Fire Marshal, dated 6/10/16

Michael J. Mazzucco, P.E. represented the applicant and provided certification of notification of adjoining property owners. The applicant requested a special permit to allow the construction of a new three family dwelling on a 26,111 s.f. building lot on Henry Street. The parcel is located within the RMO Zone which permits one and two family uses as of right on minimum 10,000 s.f. parcels and three and four family use by special permit with an additional 5,000 s.f. of lot area for each additional unit. Access to the site will be provided by an existing driveway on Henry Street for both structures and parking will be located behind the buildings. The proposed 3 family home mirrors some of the features of the existing homes located in the neighborhood.

Those who spoke:

Olga Rexvaya	9 Henry Street
Joe Pasquarella	11 Oakland Heights
Celia Pasquarella	11 Oakland Heights
Rob Schweitzer	88 South Street

Correspondance:

Letter received 6/14/16 by Olga Rezvaya and Peter Rezvoy, 9 Henry Street with attachments.

Mr. Mazzucco, Jeffrey Bruno, Property owner of 11 Henry Street and Greg White, Partner, G & L Carpentry Limited, responded to questions raised by the Commission and the Public.

R. Legnard continued the public hearing to June 28th, 2016.

K. Grant requested a 5 minutes recess at 8:20 p.m.

Commission reconvened at 8:25 p.m.

NEW BUSINESS:

NEMCO LIMITED PARTNERSHIP/ 122-124 PUTNAM PARK RD/ SITE PLAN / SPECIAL PERMIT GAS STATION/ RENOVATION/ TANK UPGRADES

Motion by K. Grant, seconded by R. Legnard to accept the application , set a public hearing date for 7/12/16 at 7:00 p.m. and refer out to appropriate departments.

Motion passed unanimously.

CORRESPONDANCE

14 Depot Place – Request for interpretation of regulations

Attorney Peter Olson was present and stated that he will provide a response to the Commission regarding this this matter within the next two weeks.

Cannondale /16-18 Trowbridge Drive/ use discussion

Attorney Neil Marcus addressed the Commission regarding his letter dated June 14th, 2016 with attachments, for clarification of the uses in the IP Zone for the proposed use of Workspace Academy at 16-18 Trowbridge Drive.

It was the consensus of the Commission to refer the request to EDC and Janice Chrzysjanek, Economic Development Director, for review. The Commission will be prepared to make a determination as to their opinion once they receive these reviews.

PUBLIC INPUT

No one spoke

Motion to adjourn at 8:45 by K. Grant, seconded by J. Lennon
Motion passed unanimously.

Respectfully submitted,



Nancy R. LoBalbo
Recording Secretary