

The Commission came to a consensus to request a change to Sec. 3.05 "Fee in Lieu of Open Space".

The public hearing is continued to September 13th, 2016.

PUBLIC HEARING(s) Cont'd

DR JAMES HATT/LONG MEADOW LANE/SPECIAL PERMIT/REAR LOT

The public hearing is continued to August 9th, 2016

TEXT AMENDMENT/MAP AMENDMENT/NEMCO/120-122 Putnam Park Road/ SITE PLAN.

Attorney Peter Olson, Land Use & Conservation Counsel was present for the application. Attorney Olson provided the Commission with the revisions to "Neighboring Services Overlay District Proposed Zone Text Amendment, Section 5.9 Neighborhood Services Overlay District" in response to Commission comments. Commission reviewed the proposed changes.

No one spoke.

Ryan Scrittorale, Alfred Benasch Company, represented the Site Plan Application. Attorney Olson provided the Commission with a photo of a gas station/convenience store located on Sugar Street, Newtown, CT and discussed changes to signage based on the Commissions's comments. Mr. Scrittorale responded to comments from Jeffrey Dewey, P.E., Wright Pierce, memo dated 7/26/16 and discussed revisions to "Proposed Filling Station Renovation, 122 & 124 Putnam Park Road, Bethel, CT" Site Plan Rev dated July 20th, 2016 , in response to Commission comments.

Correspondence:

Memo from Lt. Dickenson, Bethel P.D

Memo from Thomas Galliford, Fire Marshall dated 7/26/16

P. Rist Closed the public hearing.

BUSINESS MEETING

Commission Members present: P. Rist,Chair; R.Legnard; K.Grant; K.Parsons; J.Lennon; L..Valenti; R. Tibbitts.

K. Parsons seated for E. Finch

L. Valenti seated for S. Deuschle

MINUTES

Motion by J. Lennon, seconded by R. Legnard to approve the minutes of the meeting of 7/12/16.
Motion passed. P. Rist abstained.

WORKSESSION:

Motion by R. Legnard, seconded by J. Lennon to add Hatfield, 102 Milwaukee Ave., Accessory Apartment, Special Permit to Worksession.

Motion approved unanimously

HATFIELD/102 MILWAUKEE AVEACCESSORY APARTMENT/SPECIAL PERMIT

Motion by R. Legnard, seconded by L. Valenti to approve a Special Permit application under Sec. 3.3.D and Sec. 3.6.C of the zoning regulations for an accessory apartment on property located at 102 Milwaukee Avenue, Assessors Map 30, Block 64, Lot 21 owned by Ronald Hatfield, subject to conditions.

In granting this approval the Planning & Zoning Commission states that the proposed project is in substantial conformance with the zoning regulations and the 2007 Plan of Conservation and Development in the Town of Bethel, and that the accessory apartment will not have a detrimental effect on neighboring properties or in the development of the surrounding district.

Motion approved unanimously.

TOD Master Plan

B. Cavagna informed the Commission that the TOD Master Plan Report is currently being printed and will be delivered next week and posted online.

Discussion of POCD RFP

L. Valenti reported that he is currently working on RFP with regard to goals, conservation & recreation.

BOND RELEASE:

Motion by R. Legnard, seconded by P. Rist for a partial bond release in the amount of \$50,000.00 for 93 Wooster Street Subdivision, the remaining amount pending As Built and paving

Motion passed unanimously.

Motion by J. Lennon, seconded by R. Legnard for a partial bond release in the amount of \$60,000.00 for The Grand at 25 Grand Street, the remaining amount pending striping of parking lot and additional tree screening.

Motion passed unanimously.

NEW BUSINESS:

Motion by J. Lennon, seconded by R. Legnard to accept the application of Kristen Jensen/ 52 Milwaukee Avenue/Special Permit and set a public hearing date for August 9th, 2016 and refer out to all appropriate departments.

Motion passed unanimously.

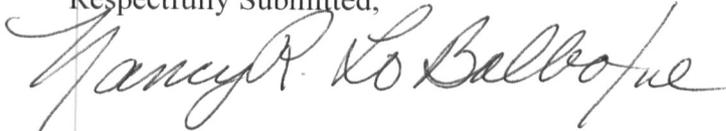
PUBLIC COMMENT:

Those who spoke:

B.J. Liberty Grand Street

Motion to adjourn at 10:15 by K. Grant, seconded by P. Rist
Motion passed unanimously

Respectfully Submitted,

A handwritten signature in cursive script that reads "Nancy R. LoBalbo". The signature is written in black ink and is positioned above the typed name and title.

Nancy R. LoBalbo
Recording Secretary