



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

January 12<sup>th</sup> 2016  
BETHEL MUNICIPAL CENTER  
DENIS J RIORDAN – ROOM D 7:00

RECEIVED

2016 JAN 13 A 10:34

TOWN OF BETHEL  
TOWN CLERK

### PUBLIC HEARINGS CONTINUED:

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

B. Legnard opened the continued hearing. S. Trinkaus project engineer reviewed revised drawings dated 12/27/15 with the Commission and Town Engineering comments relating to those revisions. Letter dated Architectural renderings by BBS Design LLC dated 1/11/16 and an email dated 1/12/16 from Jereme Caron from MD Drilling & Blasting were submitted. The Commission is waiting for final comments from various Departments Police, Fire and Public Utilities.

Those who spoke:

Fran O'Neill            Taylor Ave

B. Legnard continued hearing until the next meeting.

### PUBLIC HEARINGS

#### SHAW/16 DITTMAR ROAD/SPECIAL PERMIT ACCESSORY APARTMENT

B. Legnard called the hearing to order. Mrs. Shaw was present and submitted drawings showing the proposed accessory apartment that will be used for a family member. No one spoke in favor or against the application. B. Legnard closed the hearing.

#### HANSEN/27 MECKAUER CIRCLE/SPECIAL PERMIT ACCESSORY APARTMENT

B. Legnard called the hearing to order. Marilyn DeCrezenzo representing her sister explained the proposal and need for use for a family member. No one spoke in favor or against the application. B. Legnard closed the hearing.

## **BUSINESS MEETING:**

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

## **MINUTES**

Motion by J. Lennon seconded by K. Grant to approve minutes of the 12/8/15 meeting. Motion passed unanimously.

## **INVOICES**

Motion by J. Lennon seconded by S. Deuschle to approve invoice in the amount of 434.60 to the News Times for legal notices. Motion passed unanimously.

Motion by J. Lennon seconded by K. Grant to pay invoice in the amount of \$70,348.50 for TOD planning services by DPZ. Motion passed unanimously.

## **NEW BUSINESS**

### **CODFISH HILL COSNTRUCTION LLC/240 GREENWOOD AVE/SITE PLAN/ SPECIAL PERMIT**

Motion by K. Grant seconded by J. Lennon to accept application schedule a public hearing for 3/10/16 and refer item to the appropriate Agencies for review, including consulting Architects for the Village District. Motion passed unanimously.

## **WORK SESSION**

Motion to add 16 Dittmar and 27 Meckauer Circle to the agenda for review by J. Lennon seconded by K. Grant. Motion passed unanimously.

### **16 DITTMAR ROAD/ACCESSORY APARTMENT**

The Commission reviewed the merits of the application. Motion by K. Grant, seconded by .E. Finch to approve to approve a special permit application under Section 3.3D and 3.6.C of the zoning regulations for an accessory apartment on property located at 16 Dittmar Road, assessors Map 34, Block 47A, Lot 202-1 owned by Greg and Jill Shaw, subject to stipulations. Motion passed unanimously.

### **27 MECKAEUR CIRCLE/ACCESSORY APARTMENT**

The Commission reviewed the merits of the application. Motion by K. Grant seconded by J. Lennon to approve a Special Permit application under section 3.3D and 3.6.C of the zoning regulations for an accessory apartment on property located at 27 Meckauer Circle, Assessors

Map 48, Block 82, Lot 57 owned by Richard and Josephine Hansen, subject to stipulations.  
Motion passed unanimously.

**BOND RELEASE**

Marciano 10 Trowbridge Drive Tabled till next meeting.

Toll Brothers Beth Crossings – Tabled pending approval from Sewer & Water Department

Motion by J. Lennon seconded by R. Tibbitts to adjourn. Motion passed unanimously.

Respectfully submitted,

  
Beth Cavagna  
Land Use