



PLANNING & ZONING COMMISSION

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

**PLANNING & ZONING COMMISSION
MEETING MINUTES
November 22nd, 2016
BETHEL MUNICIPAL CENTER
DENIS J RIORDAN – ROOM D 7:00PM**

K. Grant called the meeting to order at 7:00 p.m.

PUBLIC HEARING Cont'd:

TIMOTHY DRAPER/TAYLOR ROAD/SUBDIVISION/2-LOTS

Correspondence:

Wright Pierce Memo dated 10/31/16.

Response to Wright Pierce memo of 10/31/16 dated 11/22/16 by S. Trinkaus, P.E.

Memo from Bethel Health Department dated 11/8/16

Entered into the record “Existing Conditions Map Prepared for Tim Draper, Taylor Road, Bethel, Connecticut” dated 8/22/16 Revised 11/22/16.

Present for the application were S. Trinkaus, P.E., Trinkaus Engineering, LLC and T. Draper, Owner.

The Applicant requested approval of the subdivision of a 2.156 acre parcel of land into two (2) building lots. The property is located in the residential R-40 Zone and is served by well and septic.

S. Trinkaus reviewed the revised plans with the Commission including location of dwellings, drainage and E & S Controls, responding to the Commission’s questions.

No one spoke.

K. Grant continued the public hearing to the next meeting on 12/13/16.

WESTON/31,35,41 SHELLEY ROAD/SPECIAL PERMIT FOR EXCAVATION & FILL

K. Grant opened the public hearing. S. Deuschle read the legal notice.

K. Grant read the Staff Report dated 11/22/16 by B. Cavagna, Planning & Zoning Director

RECEIVED

2016 NOV 29 A 8:56

TOWN OF BETHEL
TOWN CLERK

Correspondence:

Wright Pierce Memo dated 11/21/16 by M. Jedrychowski, P.E
Letter from Lisa Matturro, 3 Shelley Road

Benjamin Doto, P.E. and Stanley Weston, Owner were present for the application. Mr. Doto handed in certification of notification to abutting property owners.

Mr. Doto pointed out that the application was an attempt to address the results of an enforcement action taken by staff and corrected by an agreement with the court. The proposed activity is to complete drainage and shim a short section of pavement along portion of the upper driveway. B. Doto reviewed the plans with the Commission pointing out drainage and S. & E. Control measures on the site. He also reviewed the Wright Pierce memo of 11/21/16 with the Commission and addressed concerns raised by the letter.

No one spoke.

K. Grant closed the public hearing

BUSINESS MEETING:

Those present: K. Grant, J. Lennon, S. Deuschle, J. Hancock, K. Parsons and B. Cavagna, Planning & Zoning Director.

K. Parsons was seated for P. Rist
J. Hancock was seated for R. Legnard

MINUTES:

Motion by J. Lennon, seconded by K. Parsons to approve the Special Meeting minutes of November 9th, 2016.

S. Deuschle abstain

Motion passed.

WORKSESSION:

Thirty One Durant Ave. LLC/ 31 Durant Avenue/ Special permit/excavation.

This item is tabled to the next meeting on 12/13/16, awaiting final plan revisions.

TD & Sons/23 Payne Road/Subdivision/3 Lots

This item is tabled to the next meeting on 12/13/16, awaiting final plan revisions.

Motion by J. Lennon, seconded by S. Deuschel to add Weston/31,35,41 Shelley Road/Special permit for excavation and fill to Worksession.

Motion passed unanimously.

WESTON/31,35,41 SHELLEY ROAD/SPECIAL PERMIT FOR EXCAVATION &FILL

The Commission reached a consensus requesting staff , upon consultation with Town Counsel, to draft a resolution of approval with conditions to include specification that; 1) the project engineer provide substantiation upon completion of the project 2) hours of activity are 8:00 a.m. to 5:00 p.m. Monday through Friday only.

BOND RELEASE:

Motion by K. Grant, seconded by J. Lennon to release in total the final bond amount for "The Grand".

Motion passed unanimously.

PUBLIC COMMENT

Timothy Draper

Aunt Patty's Lane

Motion by J. Lennon, seconded by K. Parsons to adjourn at 8:20 p.m.

Motion passed unanimously.

Respectfully Submitted,



Nancy R. LoBalbo
Recording Secretary