



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

June 12, 2012

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS

BIVONA/1 EVERGREEN DRIVE/SPECIAL PERMIT/ACCESSORY APARTMENT

Pl Rist opened the public hearing by having the legal notice read. The applicant was present and submitted an architectural rendering of the proposed unit for a family member. The following correspondence was submitted:

Staff report by S. Palmer dated 6.12.12
Health Department approval dated 6.6.12
Survey dated 1.18.12

Those who spoke:

Ross LaSalva 5 Farmview Court ✓

P. Rist closed the hearing. ✓

ESPOSITO/41 MAPLE AVE/SPECIAL PERMIT/ACCESSORY APARTMENT

P. Rist opened the hearing by having the legal notice read. The applicant was present and explained the request for the accessory apartment. No one spoke in favor or against. The property is serviced by sewer and water. A staff report was submitted dated 6/12/12 by S. Palmer. P. Rist closed the hearing.

BUSINESS MEETING

Commission members present: P. Rist, Chairman, D. Brown, L. Valenti, B. Legnard, K. Grant, S. Deuschle. S. Forman was seated for P. Valenti and L. Valenti for E. Finch.

MINUTES

Motion by J. Lennon seconded by B. Legnard to approve minutes of the 5/22/12 meeting. Motion passed (6-0-1) L. Valenti abstained.

WORK SESSION

RECEIVED

2012 JUN 13 A 10:58

TOWN OF BETHEL
TOWN CLERK

Motion to add 1 Evergreen Dr and 41 Maple Ave to work session by K. Grant seconded by B. Legnard. Motion passed unanimously.

Motion by B. Legnard seconded by K. Grant to approve a special permit application under section 3.6.C of the zoning regulations, for an accessory apartment on property located at 1 Evergreen Drive for an accessory apartment owned by J & W Bivona subject to stipulations. Motion passed unanimously.

Motion by B. Legnard seconded by J. Lennon to approve a special permit application under section 3.6.C of the zoning regulations for an accessory apartment on property located at 41 Maple Ave owned by S & N Esposito subject to stipulations. Motion passed unanimously.

127 Walnut Hill Road

A request was made by the Bethel Land Trust for aid in securing a property for open space. The request is for an appraisal of the property not to exceed 2,500.00. The consensus of the Commission was to grant the approval for funding not to exceed \$2,500.00 with the stipulation that funds are not to be dispersed until a contract has been signed.

Motion by S. Deuschle seconded by D. Brown to adjourn. Motion passed unanimously.

Respectfully submitted,


Beth Cavaglia

Lad Use Coordinator

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