



# PLANNING & ZONING COMMISSION

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

**PLANNING & ZONING COMMISSION MINUTES**  
**August 14, 2012**  
**SPECIAL MEETING**  
**DENIS J RIORDAN – ROOM D 7:00pm**

RECEIVED  
2012 AUG 15 P 2:34  
TOWN OF BETHEL  
TOWN CLERK

## OTHER BUSINESS

### RMS CONSTRUCTION LLC /46 STONY HILL ROAD/CONCEPTUAL/ DEVELOPMENT REVIEW

Attorney Peter Olson was present for the applicant along with experts to give a preliminary overview of the proposed project areas of focus were traffic, architecture, drainage and diversity of residential units that are proposed. The application package should be submitted by the end of August.

### BETHEL PUBLIC LIBRARY/GREENWOOD AVE/CONCEPTUAL/SPECIAL PARKING PLAN

Steve Hicks from Morganti Inc submitted a drawing dated 8/10/12 showing proposed parking for the completion of the library. The Commission discussed concerns with parking, sidewalks landscaping and traffic flow. It was the consensus of the Commission to instruct staff to have the Town's consulting traffic engineer review the proposal. The Commission reaffirmed the need for more detail and the need for a special permit. The Commission also reaffirmed that the need for a special permit should not preclude start of the demolition of Old Town Hall or the building permit necessary for the start of work on the older section of the building.

### SAL'S PIZZA/GREENWOOD AVE/OUTDOOR DINING AREA

Bruce Ross was present and reviewed the proposed canopy colors and reasoning behind their choice. It was the consensus of the Commission to approve the color choice.

### THE SUMMIT/APOLLO ROAD/RIDGE LINE

Letter read submitted by Brian Walters, Walnut Hill Road. It was the consensus of the Commission after discussion of the experts opinions regarding tree planting the proposed area that no further action will be taken.

### OVENROCK PARTNERS/RESERVOIR STREET

The Commission reaffirmed their willingness to work with this proposal and at the proper time consider a contribution from the Commissions open space fund, if open space is offered by the property owner.

### **NEW BUSINESS**

#### TOWN OF BETHEL/PLUMTREES ROAD/FREEBAIRN FIELD SPECIAL PERMIT/LIGHTS

Motion by K. Grant seconded by J. Lennon to accept application, set a public hearing date for 9/11/12 and refer item to the appropriate Departments for review. Motion passed unanimously.

### **WORK SESSION**

#### BETHEL WOODS/74 NASHVILLE RD/ZONE CHANGE/SITE PLAN/SPECIAL PERMIT

The Commission discussed the merits of the application.

Motion by B. Legnard seconded by K. Grant to approve a zoning map amendment of property located at 74 Nashville Road, shown as Tax Assessors Map 23, Block 49, Lot 17, from Planned Residential District to residential R-10 with the design conservation district overlay zone, a Site plan approval to permit construction and completion of a 37 unit residential common interest community, and a special permit to perform excavation and fill activity with stipulations. Motion passed unanimously. . .

### **CORRESPONDENCE**

Letter of Extension - 46 Stony Hill Road

Motion by B. Legnard seconded by K. Grant to grant an extension for commencement of work from 9/12/12 to 9/12/13 and an extension to complete work under the existing site plan and special permit approvals until May 12, 2014. Motion passed unanimously.

### **BOND RELEASE**

#### STEINER/ROCKWELL ROAD

Motion by J. Lennon seconded by K. Grant to reduce bond to \$29,348.40 per memo of Town Engineer dated 7/27/12. Motion passed unanimously.

Motion to adjourn by K. grant seconded by D. Brown. Motion passed unanimously.

Respectfully submitted,

  
Beth Cavagna  
Land Use Coordinator