



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

SEPTEMBER 11, 2007 – 7:00PM

DENIS J RIORDAN – ROOM D

PUBLIC HEARINGS CONTINUED

PINE ACRES/ NASHVILLE ROAD EXTENSION/SUBDIVISION/SPECIAL PERMIT

P. Rist called hearing to order and stated that she had reviewed the tapes of the 7/10/07 Meeting. The hearing was continued from 7/26/07, pending receipt of an engineering review from

Andrew Morosky, Town Engineer, memo dated 9/11/07. Attorney Robin Kahn, and Engineer Ben Doto were present for the applicant and reviewed changes made to the drawings dated 7/31/07 and comments from the Town Engineer. The following correspondence was submitted For review:

Appraisal from Ronald J. Struski

Staff report from S. Palmer Planning & Zoning Official dated 9/11/07

Town Engineer memo dated 9/11/07

The following people spoke:

Sal Maniscalco

42 Nashville Road

Teresa Maniscalco

42 Nashville Road (pictures)

Victor ?

40 Nashville Road (letter)

P. Rist closed the public Hearing.

PUBLIC HEARINGS

J. Lennon seated.

GREENE/232 OLD HAWLEYVILLE ROAD/SUBDIVISION

P. Rist opened the public hearing. Attorney James Driscoll was present for the application. A proposed 2-lot subdivision of 3+ acres in an R-30 zone, with an existing home is proposed. Sewer will be available for the site and a well is proposed. No one spoke in favor or against the application. The following correspondence was submitted:

Memo dated 9/11/07 from Planning & Zoning Official S. Palmer

Memo dated 9/11/07 from Town Engineer Andrew Morosky

No one spoke in favor or against the application.

RECEIVED

SEP 13 2007

TOWN OF BETHEL
TOWN CLERK

BUSINESS MEETING:

Commission members present: P. Rist Vice Chairman, J. Lennon, K. Grant, R. Schweitzer, G. Reynolds, D. Shannon, B. Legnard was seated for P. Olson.

MINUTES

Motion by B. Legnard seconded by K. Grant to approve the minutes of the 7/24/07 meeting with amendments. Motion passed unanimously.

INVOICES

Motion by B. legnard to pay invoices to the following : Bethel Beacon 905.17, SEA Consultants 1,319.54 Fredrick Clarke Associates 2,298.63 and BFJ Associates 6,341.08. Motion passed unanimously.

NEW BUSINESS

FERNANDES/78 RESERVOIR STREET/ACCESSORY APARTMENT

BLACKSTONE INDUSTRIES/16 STONY HILL ROAD/SITE PLAN/ SPECIAL PERMIT

TOWN OF BETHEL/BETHEL FIRE HOUSE/36 SOUTH STREET

Motion by J. Lennon seconded by R. Schweitzer to schedule public hearings for the above listed items for 10/9/07 and refer applications to the appropriate Department for review. Motion passed unanimously.

VERDI, LLC/33-39 GRASSY PLAIN ST/ZONE CHANGE/VERDI LLC/ REGULATION AMENDMENT

Motion by J. Lennon seconded by R. Schweitzer to schedule a public hearing for the above listed items for 10/23/07 and refer items to the appropriate Department for review. Motion passed unanimously.

BOND RELEASES

Motion by B. Legnard seconded by J. Lennon to add Belardinelli bond release to agenda. Motion passed unanimously.

BELARDINELLI/ BOND RELEASE

Motion by J. Lennon to release bonds for Ned Belardinelli for lots 2 and 4 in the amount of 9,640.00. The project is complete and a certificate of occupancy has been issued. Motion passed unanimously.

ARMANDO'S RESTAURANT

ROUTE 6

Motion by P. Rist to release bond in the amount of \$38,283.50. The project has been completed and building has received a Certificate of Occupancy. Motion passed unanimously.

OLIVEIRA

SYMPAUG ROAD

Motion by G. Reynolds to release bond in the amount of \$13,450.00. The project has been completed and a Certificate of Occupancy issued. Motion passed unanimously.

CVS

LIBRARY PLACE

Motion by J. Lennon to release the bond for CVS 12 Library Place in the amount of 70,054.00, the remainder of this bond will be covered by the bond in place for 9 Durant Ave. Motion passed unanimously.

CORRESPONDENCE

SHAKER HILLS II

EXTENSION FOR FILING

Motion by J. Lennon seconded by R. Schweitzer to grant two extensions for filing of the subdivision map for Shaker Hills II. Motion passed unanimously.

WORK SESSION

Motion by B. Legnard, seconded by K. Grant to add 232 Old Hawleyville Road and 49 Nashville Road Ext to the agenda. Motion passed unanimously.

The Commission discussed the merits of the application and directed staff to write a draft of Approval for review at the next meeting. Motion passed unanimously.

PLAN OF CONSERVATION & DEVELOPMENT

Meeting schedule public hearing 10/2/07

ROUTE 6-PLANNING COMMITTEE

First draft will be submitted on the 19th of September.

PLANNING & ZONING OFFICIAL REPORT

273 Greenwood Ave - parking plan

S. Palmer reviewed with the Commission, improvements to be made at the above address, parking and landscaping.

Motion to adjourn by P. Rist. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Beth Cavagna". The signature is written in black ink and is positioned above the printed name.

Beth Cavagna
Land Use Coordinator