



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES OCTOBER 9, 2007 – 7:00PM DENIS J RIORDAN – ROOM D

PUBLIC HEARINGS:

FERNANDES/78 RESERVOIR STREET/ACCESSORY APARTMENT

p. Olson called the hearing to order. The request is for a special permit to locate an accessory Apartment for a family member in the R-40 zone, located on 13.48 acres. The proposed apartment consists of 870 sf or 15% of the floor area, and meets all of the requirements under section 118-24B of the zoning regulations. Mr. Fernandes was present and reviewed the floor plans of the application. No one spoke in favor or against the application. P. Olson closed the hearing.

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

P. Olson opened the public hearing. The applicant is requesting an approval of a special permit to construct a commercial office building on 3.07 acres of land located in the CI Zone. A front yard setback was granted by the Zoning Board of appeals on 7/17/07 so the building may be placed 30 feet from the property line. No one spoke in favor or against the application. The Commission requested that the plan reflect changes made to the front portion of the site from a previous approval, to include sidewalks and a complete as built for the property. P. Olson continued the hearing.

BUSINESS MEETING:

Commission members present: P. Olson, Chairman, B. Legnard, R. Schweitzer, D. Shannon, and G. Reynolds. Rist, K. Grant.

MINUTES

Motion by G. Reynolds to approve minutes of the 9/25/07 meeting.
Motion passed unanimously. (Note: B. Legnard recused under Verdi application)

INVOICES

Motion to pay invoices to the Bethel Beacon in the amount of 93.94.
Motion passed unanimously.

WORK SESSION

RECEIVED
OCT 10 2007
TOWN OF BETHEL
TOWN CLERK

**BETHEL FIRE HOUSE/SOUTH STREET
SPECIAL PARKING PLAN**

The Commission reviewed the Special Parking Plan submitted in relation to improvements made to the Bethel Fire House located at 80 South Street to meet ADA requirements. No one spoke in favor or against the application. A variance was granted on the property to eliminate the landscaped islands to the rear of the property, in order to allow for large apparatus used during training exercises to be maneuvered.

Motion by P. Olson seconded by J. Lennon to approve the Special Parking Plan as shown on a prepared drawing dated 5/16/07 last revised 8/6/07 with the stipulation that if further modifications are needed that they will be reviewed by the Planning & Zoning Official. Motion passed unanimously.

PLAN OF CONSERVATION & DEVELOPMENT

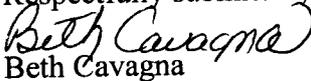
Motion by K. Grant, seconded by P. Rist to Adopt the Plan of Conservation and Development of the Town of Bethel with an effective date of 10/15/07. Motion passed (6-1) D. Shannon-no.

FERNANDES/78 REERVOIR STREET/SPECIAL PERMIT

Motion by J. Lennon seconded by K. Grant to grant a special permit for Fernandes, 78 Reservoir Street with conditions. Motion passed unanimously.

DEBACHER/10 REDWOOD DRIVE/ACCESSORY APARTMENT

Motion by P. Rist to schedule a public hearing for 10 Redwood Drive and 22 Adams Drive on November 13, 2007 and refer these applications to the appropriate Departments for review. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna
Land Use Coordinator