



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES OCTOBER 23, 2007 – 7:00PM DENIS J RIORDAN – ROOM D

PUBLIC HEARINGS CONTINUED:

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

P. Olson called the public hearing to order. The Commission was waiting for an updated survey By Michael A Natale, L.S. dated 10/17/07 showing sidewalks located along the frontage of the Property on Route 6. No one spoke in favor or against. P. Olson closed the Public Hearing.

PUBLIC HEARINGS

VERDI PROPERTIES/REGULATION AMENDMENT

VERDI PROPERTIES/33-37 GRASSY PLAIN STREET/ZONE CHANGE

B. Legnard, recused.

P. Olson opened the public hears by reading the legal notices as they appeared in the Bethel Beacon. The following correspondence was submitted:

Staffs report from S. Palmer, Planning & zoning Official dated 10/23/07.

Letter from Attorney Ward Mazzucco dated 8/31/07.

Copy of a map showing the Flood Plain location on the site.

A petition to request a super majority of the Commission for the Decision under section 8-2 of the State of Connecticut General Statues.

The Town of Bethel Zoning Map

Assessors map

Plan of Conservation and Development affective 10/15/07.

Existing Land Sue Map

Sewer and Water Map

P. Olson Chairman requested that the previous application be incorporated into the record, and asked that comments be made on new information only.

Attorney Camille Degalani was present for the applicant and reviewed with the Commission the changes made from the previous application to the present submittal. The attorney stated that she had no objection to the petition. S. Palmer stated that the petition meets the requirements of 8-2.

Those who spoke:

Karen Nejame 22 HighView Terrace

RECEIVED

OCT 30 2007

TOWN OF BETHEL
TOWN CLERK

Judy ?	4 Fleetwood Park
Bill Whalley	19 Fleetwood Park
Norman Clarke	6 Fleetwood Park
Dan Mulvihill	14 Fleetwood Aprk
Jason Bartlett	14 Highview Terrace
Kerri Ryan	10 Fleetwood Park
Gloria Whalley	19 Fleetwood Aprk
Joe Cassalone	9 Fleetwood Park

K. Nejame submitted copies of Miller vs. Town of Manchester.

BUSINESS MEETING:

Commission members present: P. Olson chairman, B. Legnard, C. Bresloff, D. Shannon, G. Reynolds, J. Lennon, K. Grant. J. Belanger was seated for P. Rist.

MINUTES

October 9th 2007

Motion by G. Reynolds seconded by J. Lennon to accept and amend meeting minutes to show J. Lennon was in attendance. Motion passed unanimously.

WORK SESSION

C. Bresloff was seated for P. Rist and B. Legnard was seated for R. Schweitzer.

Motion by G. Reynolds to add Blackstone Industries to the agenda. Motion passed unanimously.

The Commission discussed the merits of the application. Motion by K. grant to request a resolution of approval be submitted by S. Palmer for review at the next meeting. Motion passed unanimously.

NEW BUSINESS

CORRESPONDENCE

Chelsea Heights – Letter of Extension

Motion by P. Olson seconded by C. Bresloff to grant a one-year extension for commencement of the project with no change in the completion date. Motion passed unanimously.

BOND RELEASE

Big Y – Stony Hill Road

Motion by P. Olson seconded by J. Lennon to release bond in the amount of 251,447.00. Motion passed unanimously.

Motion to adjourn by K. Grant seconded by J. Lennon. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use coordinator