



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MEETING NOVEMBER 27, 2007 – 7:00PM DENIS J RIORDAN – ROOM D

PUBLIC HEARINGS CONTINUED:

WISSELL/22 ADAMS DRIVE/SUBDIVISION

P. Olson called hearing to order. The Commission requested information on drainage patterns for The subdivision area. D. DiVesta P.E. was present and reviewed those drainage areas, using mapping provided by URS a firm currently working with the Town on the sewer project. P. Fagan, L.S. submitted a landscaping plan, and a tree removal and site line improvement plan. No one spoke in favor or against the project. Correspondence submitted: Fire Marshall report dated 11/27/07 and Memo from Captain R.A. Cedegren from the Police Department. P. Olson closed the hearing.

BUSINESS MEETING:

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

Minutes

Motion by J. Lennon seconded by G. Reynolds to approve minutes of the 11/13/07 meeting.
Motion passed (6-0-1) P. Olson abstained.

Invoices

Motion to pay invoices in the amount of 79.85 to Bethel Beacon and 99.68 to the News Times.
By R. Schweitzer. Motion passed unanimously.

WORK SESSION

DEBACHER /10 REDWOOD DRIVE/ACCESSORY APARTMENT

P. Olson recused, B. Legnard seated.

Motion by G. Reynolds seconded by J. Lennon to approve a special permit application under section 118-24B(30) and 118-2B of the zoning regulations, for an accessory apartment on property located at 10 Redwood Drive, Assessors Map 83, Block 112, and Lot 6 subject to stipulations. Motion passed unanimously.

RECEIVED

NOV 28 2007

TOWN OF BETHEL
TOWN CLERK

WISSELL/22 ADAMS DRIVE/SUBDIVISION

Motion by R. Schweitzer seconded by G. Reynolds to approve an application for a 2 lot resubdivision of land pertaining to a .94 acre parcel located at 22 Adams Drive, Assessors Map # 71, Block 103, Lot 13 situated in the residential R-20 Zone as shown on map entitled "Resubdivision Map Lot 33 Mar-Bern Estates, Lots 33A and 33B, Kenneth and Deborah Wissell, 22 Adams Drive, Bethel Connecticut", prepared by Paul Fagan, L.S. (CT Lic. #7756), dated April 6, 2007 subject to conditions. Motion passed (6-0-1) P. Olson abstained.

VERDI PROPERTIES LLC/REGULATION AMENDMENT

B. Legnard, R. Schweitzer recused. C. Bresloff seated for R. Schweitzer.

Motion by P. Olson seconded by C. Bresloff to approve a zoning text amendment regarding access to Commercial and Industrial zoned properties to be inserted in section 118-11A of the Town of Bethel Zoning regulations amendments and reasons as stated with an effective date of 12/15/07. Motion passed unanimously.

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

B. Legnard, R. Schweitzer recused. C. Bresloff seated for R. Schweitzer..

The Commission discussed the merits of the application.

Motion made by P. Olson seconded by P. Rist to approve an application for a zoning map amendment by Verdi properties LLC, to change the zoning designation of portions of property located at 33 Grassy Plain Street, Assessors map 14, block 6 lot 1; 37 Grassy Plain St, Assessors Map 14, block 6, lot 2 and 39 GRASSY plain st, Assessors map 14, block 6, lot 3 from Residential "R-10" to Commercial "C" as depicted on a ClassA-2 Survey entitled " Proposed Zone Change Map, Prepared for Verdi Properties, LLC, Showing Properties situated on Grassy Plain Street, Bethel, Connecticut", prepared by Sydney Rapp Jr., L.S., CT license #7400, dated August 27, 2007 effective date 12/16/07 with reasons.

Motion passed. (6-0-1) D. Shannon -no

VERDI PROPERTIES LLC/80 SOUTH ST & 6 TAYLOR AVE ZONE CHANGE

B. Legnard, P. Olson, and R. Schweitzer recused. C Bresloff seated for R. Schweitzer.

Motion by P. Rist seconded by J. Lennon to approve an application for a zoning map amendment; to change the zoning designation of property located at 80 South Street, Assessors Map 22, Block 20, Lot 01, and 6 Taylor Avenue, Assessors Map 22, Block 20, Lot 02, from

Industrial "I" Zone to "RMO" Zone as depicted on a Class A-2 Survey entitled "Proposed Zone Change Map, Prepared for Verdi Properties, LLC, Showing Properties situated on South Street and Taylor Avenue, Bethel, Connecticut", prepared by Sydney Rapp Jr., L.S., CT License #7400, dated April 5, 2007 with reasons. Motion passed unanimously.

CORRESPONDENCE

LETTER OF EXTENSION/WALNUT HILL COMMUNITY CHURCH

Motion by D. Shannon to extend the approval for completion of the Walnut Hill Project for 1 year until December Of 2008. Motion passed unanimously.

Motion by R. Schweitzer seconded by G. Reynolds to add 49 Nashville Rd Ext, Pine Acres to the agenda. Motion passed unanimously.

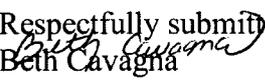
J. Lennon recused.

Motion by R. Schweitzer to grant a 90-day extension for the filing of the Mylar in the Land records. Motion passed unanimously.

PLANNING & ZONING OFFICIAL REPORT

S. Palmer thanked P. Olson, R. Schweitzer and G. Reynolds for their terms of service and contributions that were made during their tenure on the Planning & Zoning Commission.

Motion to adjourn by K. Grant. Motion passed unanimously.

Respectfully submitted,

Beth Cavagna
Land Use Coordinator