



# PLANNING & ZONING COMMISSION

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

**PLANNING & ZONING COMMISSION MEETING**  
**DECEMBER 11, 2007 – 7:00PM**  
**DENIS J RIORDAN – ROOM D**

## PUBLIC HEARINGS CONTINUED

VERDI PROPERTIES LLC/80 SOUTH STREET  
SITE PLAN/SPECIAL PERMIT

Attorney W. Mazzucco was present for the applicant. The Commission was waiting for final approval from the Fire Marshall and the Public Utilities Commission, (minutes submitted dated 12/3/07) before closing the hearing.

Those who spoke:

Rob Schweitzer 88 South Street

P. Rist closed the public hearing.

## BUSINESS MEETING:

Commission members present: P. Rist Vice Chairman, E. Finch, H. Karl Jr, D. Shannon, K. Grant, R. Legnard, C. Bresloff. H. Karl seated for J. Lennon.

P. Rist welcomed the new members of the Commission.

Minutes

Motion by B. Legnard seconded by K. Grant to approve minutes of the November 27, 2007 meeting. Motion passed unanimously.

Invoices

Motion by C. Bresloff seconded by K. Grant to approve invoices for the Bethel Beacon in the amount of 401.60. Motion passed unanimously.

## WORK SESSION

VERDI PROPERTIES LLC/80 SOUTH STREET  
SITE PLAN/SPECIAL PERMIT

B. Legnard recused

**RECEIVED**

**DEC 12 2007**

TOWN OF BETHEL  
TOWN CLERK

The Commission discussed the merits of the application and the compatibility of the use with the surrounding area.

Motion by K. Grant seconded by C. Bresloff to approve an application for a special permit by Verdi Properties, LLC to permit the construction of two (2) dwelling units and associated site improvements, thereby creating a three (3) family residence, on property located at 80 South Street, Assessors Map 22, Block 20, Lot 01, in the RMO Zone, subject to stipulations. Motion passed unanimously.

#### **NEW BUSINESS**

B. Legnard seated.

#### **TRUC & THUY NGUYEN/55 GRASSY PLAIN STREET ZONE CHANGE/RR-10 TO C**

Motion by P. Rist to schedule a public hearing for 2/12/07 and refer item to the appropriate Departments for review. Motion passed unanimously.

#### **PLANNING & ZONING OFFICIAL REPORT**

S. Palmer reviewed with the Commission upcoming events for the New Year.

#### **ELECTION OF OFFICERS**

Motion by K. Grant seconded by B. Legnard to elect P. Rist as Chairman. Motion passed unanimously.

Motion by P. Rist seconded by K. Grant to elect B. Legnard Vice Chairman. Motion passed unanimously.

Motion by C. Bresloff seconded by P. Rist to elect J. Lennon Treasurer. Motion passed unanimously.

Motion by B. Legnard seconded by P. Rist to elect K. Grant Secretary. Motion passed unanimously.

#### **MEETING DATES 2008**

Motion by K. Grant seconded by P. Rist to adopt meeting schedule with one revision change 8/12 to 8/5. Motion passed unanimously.

#### **Route 6 Corridor Meeting Date**

The subcommittee will try to schedule a meeting for the week of 12/17/07.

Respectfully submitted,

*Beth Cavagna*  
Beth Cavagna  
Land Use Coordinator