



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES FEBRUARY 13, 2008 – 7:00PM DENIS J RIORDAN – ROOM D

PUBLIC HEARINGS CONTINUED

NAZZARO/13 SHELTER ROCK ROAD/SUBDIVISION/EXCAVATION PERMIT

Michael Mazzucco P.E. was present for the applicant and reviewed revised drawings with the Commission showing an enhanced erosion control plan, and open space in a conservation easement. The Police Commission submitted their report dated 1/16/08. No one spoke in favor or against the application. P. Rist closed the hearing.

PUBLIC HEARINGS

NGUYEN/55 GRASSY PLAIN STREET/ZONE CHANGE R-10 TO C

P. Rist opened the public hearing by having the legal notice read. Attorney D. O'Grady was Present for the applicant. The proposal is to change existing RR-10 property to Commercial. It is bordered on the south and west by The Town of Bethel property where the YMCA is located. To the north is a 8 unit housing development of Village Lights which is located in the Commercial Zone. The property directly abuts land recommended in the POCD (pg. 71) for Transit Oriented Development. HVCEO issued a report dated 12/18/07.

No one spoke in favor or against the project.
P. Rist closed the hearing.

BETHELMEADOWS/TOLLBROTHERS/77-79 RESERVOIR STREET/ZONE CHANGE FROM R-10 TO DCD/SITE PLAN/SPECIAL PERMIT/EXCAVATION

P. Rist called the public hearing to order by having the legal notices read. Attorney Joe Williams was present for the applicant. Counsel for the Planning & Zoning Commission as also present. The application consists of a amendment to the zoning map of the Town of Bethel from R-10 to the Design Conservation District Zone, a special permit to perform excavation and fill, and a site plan consisting of a 62 unit development with associated site improvements, and a proposed fee in lieu of constructing affordable housing. Attorney C. Andres reviewed with the Commission the history of litigation on the site and the framework under which this review is being done as part of a Joint Motion to Approve Settlement Pursuant to Connecticut General Statute Sec. 8-8(n), dated 9/26/07.

The following correspondence was submitted:
Staff report by S. Palmer, Planning & Zoning Official dated 2/13/08.
Inland Wetlands Commission approval dated 2/11/08

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RECEIVED

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TOWN OF BETHEL
TOWN CLERK

Public Utilities approval dated 2/13/08
Police Commission approval dated 2/7/08.
SEA Consultants memo dated 1/30/08.
Health Department memo dated 1/30/08.
Building Department memo dated 1/28/08 and 2/1/08.
Fire Marshall report dated 2/7/08 and 2/13/08.
Memo from Robert Dibble, Highway Superintendent, (no date)
Memo from BL Companies dated 2/8/08
Letter dated 1/17/08, supplemental information from Toll Brothers Inc.
Letter dated 2/5/08 from Diane Kopta, 75 Reservoir Street
Letter dated 1/16/08 from Bill Scollon, Reservoir Street.
Letter dated 2/13/08 from Bill Kopta, Reservoir Street
Ordinance establishing to Affordable Housing Trust Fund.

Those who spoke: Bill Scollon, Reservoir Street
Pat Scollon, Reservoir Street
Bill Kopta, Reservoir Street

The Applicant reviewed with the Commission proposed changes and comparisons with the 128-unit plan that was previously submitted. P. Rist closed the hearing.

BUSINESS MEETING:

Commission members present: P. Rist Chairman, J. Lennon, B. Legnard, K. Grant, H. Karl was seated for C. Bresloff, D. Buonomo was seated for R. Shannon, L. Valenti was seated for E. Finch.

Minutes

Motion by K. Grant seconded by B. Legnard to accept minutes of the 1.22.08 meeting. Motion passed unanimously.

WORK SESSION

Motion by B. Legnard seconded by K. Grant to move Toll Brothers Inc. to the first item under work session.

NGUYEN/55 GRASSY PLAIN STREET/ZONE CHANGE R-10 TO C

The Commission reviewed the proposal and maps that were submitted as part of the Planning & Zoning Officials report from the POCD. Discussion followed. It was the consensus of the Commission to request staff to draft a resolution of approval for the project.

TOLL BROTHERS INC/77/79 RESERVOIR STREET/ZONE CHANGE/SPECIAL PERMIT SITE PLAN

The Commission discussed the merits of the proposal pertaining to open space, conformance with the DCD Zone, landscaping to the rear of Kopta's residence, blasting pinpointing, limit of bedrooms, and standard conditions of approval. It was the consensus of the Commission to

request Staff to draft a resolution of approval for the project.

NEW BUSINESS/ACCEPTANCE

**CONSTRUCTION CONSULTANTS LLC/32 HICKOCK & MAPLE AVE
ZONE CHANGE TO DCD**

Motion by K. Grant seconded by J. Lennon to schedule a public hearing for 3/25/08 and refer item to the HVCEO and the Public Utilities Commission for conformance with the approved sewer usage plan for the Town of Bethel.

SUNRISE TERRACE/46 STONY HILL ROAD/SITE PLAN/SPECIAL PERMIT

Motion by J. Lennon seconded by K. Grant to schedule a public hearing for 3/25/08 and request the application be referred to the appropriate Departments for review and comment. Included in the referrals shall be Fredrick Clarke Associates , the Towns Consulting Engineer for Traffic. Motion passed unanimously.

CORRESPONDENCE

The Commission received a 8-24 referral from the Board of Selectmen, pertaining to property located at 38 Payne Road.

Motion by K. Grant seconded by J. Lennon to table item until the next meeting , to give the Commission time to familiarize where the property is located.

PLANNING & ZONING OFFICIAL REPORT

March 19, 2008 and 6:30pm meeting has been scheduled with Planimetrics, on the Zoning Regulations, Pizza will be provided for the Commission and Salad for J. Lennon.

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

Respectfully submitted,

Beth Cavagna
Beth Cavagna

Land Use Coordinator