



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES MARCH 25, 2008 – 7:00PM DENIS J RIORDAN – ROOM D

**RECEIVED**

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TOWN OF BETHEL  
TOWN CLERK

### PUBLIC HEARINGS CONTINUED

DENNIS C & DEBRA CASE/8 STONE DAM ROAD  
EXCAVATION PERMIT

p. Rist opened the continued public hearing. The following correspondence was submitted:  
Report from S. Palmer dated 3/25/08  
Health Department memo dated 2/19/08  
Affidavit of notification of adjoining property owners.

John McCoy VII P.E., was present for the applicant. The intent of the application is to build a riding rink for private use. An excavation permit is needed, approximately 271cy of material will be removed and 832 cy of material is needed for fill. The rink is for private use. No one spoke in favor or against the application. P. Rist continued the public hearing until the 4/8/08 meeting to allow the applicant time to resolve issues with the Health Department.

### PUBLIC HEARINGS

CONSTRUCTION CONSULTANTS/MAPLE AVE & HICKOCK/ZONE CHANGE  
FROM R-10,RR-10 TO DCD

P. Rist opened the public hearing by having the legal notice read. The following correspondence was submitted:

Staff report from S. Palmer, Planning & Zoning Official  
Statement of request for change by the applicant.  
Affidavit of notification of property owners  
Memo from Town Engineers Department  
HVCEO report dated 1/28/08

The proposal consists of a zone change for 2 parcels of property in the R-10 and RR-10 zones of approximately 13.53 acres. The property has frontage on Hickock Ave and Maple Ave and the proposal calls for primary access to be from Hickock with emergency access on Maple Ave. A 27 single-family development is proposed. The survey indicates that there are 6.72 acres of steep slopes and .14 acres of wetlands.

Those whom spoke:

William ?	15 Hickok Ave
Karen Foster	6 farm Court
Fran Boucher	66 Maple Ave
Jason Foster	6 Farm Court
Tony Caruso	36 Hickok Ave
Chris Deneuline	1 Farm Court
Louis Scalzo	56 Maple Ave
? Glynn	9 Milwaukee Ave
Christie Liotla	34 Hickok Ave
Linda Nelson	8 Hickok Ave
Kristen Emerd	28 Wooster St
Dale Cabernar	16 Kingswood
Michael Macci	30 Hickok Ave
Richard Emerd	62 Maple Ave
Lucy Dorley	27 Hickok Ave
Stacy Bland	8 Farm Court

The Commission requested a site walk and for the centerline of the road and houses to be staked. Traffic consultant for the Town of Bethel will also study the proposed street access. A site walk will be held on April 19<sup>th</sup> at 9am. The hearing was continued until 4/22/08.

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

P. Rist opened the public hearing. Attorney James Driscoll was present for the applicant. The proposal calls for development of a 5.92-acre parcel adjacent to the Stony Hill Inn and McNeil Road for a 66,000sf, 80 unit assisted Living Facility. The poverty is located in the CI Zone. The applicant presented a power point presentation, which reviewed lighting, landscaping, preservation of some of the existing mature trees, parking, emergency access and drainage.

The following correspondence was submitted:

Staff report by S. Palmer dated 3/24/08

Public Works Department memo dated 3/17/08

Health Department dated 3/19/08

Police Commission review dated 3/19/08

Building Official comments 3/25/08

Fire Marshall report dated 3/18/08

Inland Wetlands Commission approved site plan at their March 24, 08 meeting.

HVCEO report dated 2/19/08

Revised drawings dated 3/24/08 by JMC

Those whom spoke:

Marty Rickert	McNeil Road
Gene Rubino	Stony Hill Inn

P. Rist continued the public hearing awaiting Traffic Consultants report and the Public Utilities Commission.

**BUSINESS MEETING:**

Commission members present: P. Rist Chairman, E. Finch. Shannon, B. Legnard, K. Grant. Bresloff, J. Lennon. Buonomo, L. Valenti

Minutes

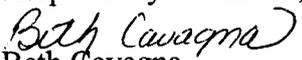
Motion to approve minutes of the 3/11/08 meeting by K. Grant. Motion passed unanimously.

Invoices

Motion by K. Grant to pay invoices in the amount of 71.04 to the Bethel Beacon. Motion passed unanimously.

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

Respectfully submitted,

  
Beth Cavagna  
Land Use coordinator