



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MEETINGS MINUTES JULY 8TH, 2008 – DENIS J. RIORDAN ROOM D BETHEL MUNICIPAL CENTER – 7:00P.M.

PUBLIC HEARINGS:

TOWN OF BETHEL, 38 PAYNE ROAD, PUMP STATION/PHASE II, SEWER PROJECT

B. Legnard opened the hearing. The following correspondence was submitted:

Staff report dated 7/8/08

Letter or approval by the Planning & Zoning Commission dated 2/28/08

Approval/Amended letter dated 8/2/06 & 3/20/08 by Inland Wetlands Commission

Memo dated 1/24/08 from Public Works Director

Memo dated 7/9/07 from URS Corporation

Andrew Morosky was present for the application. The plans are to put up a pump station in the middle of the lot located on 38 Payne Road. There will be very little noise. They are still going through the DEP. Those who spoke: Michael Thomas, 25 Payne Road.

B. Legnard closed the public hearing.

BENGAL, 36 WOLFPITS ROAD, SUBDIVISION

B. Legnard opened the hearing. The following correspondence was submitted:

Memo dated 7/8/08 from Steve Palmer

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TOWN OF BETHEL
TOWN CLERK

Memo dated 7/2/08 from Laura Vasile, Health Director
Letter dated 7/3/08 from Bill Dwinells, P.E.
Memo dated 7/1/08 from Thomas E. Galliford, Fire Marshall

Attorney Driscoll and Jim Palmer, P.E. was both present for the applicant. The application is for a 3 lot subdivision. One lot has an existing house, lot 1 has frontage on Wolfpits, and lot 3 is a rear lot. Those who spoke: Mark Deluca, 1 Buckboard Ridge, Robert Scharf, 38 Wolfpits Road, David Olson, 5 Wagon Road, Rob Gelstein, 5 Buckboard Road, Bob Dineen, 10 Wagon Road, Bruce Cornwell, 2 Buckboard Ridge, and Bob, 12 Wagon Road. Jim Palmer will come back to the commission after he reviews the alternative and site lines per some of the concerns that were stated. The commission is still waiting for a report from the Police Commission.

B. Legnard continued the public hearing until July 22, 2008.

A five-minute break was taken.

BUSINESS MEETING:

Commission members present: K. Grant, B. Legnard, D. Shannon, D. Buonomo, J. Lennon, C. Bresloff, H. Karl, L. Valenti, and B. Cavagna, Asst. P&Z Official.

Minutes

K. Grant made motion to approve the minutes, seconded by J. Lennon. Motion passed unanimously.

Invoices:

Motion made by J. Lennon to pay invoices to Bethel Beacon without objection in the amount of \$32.88 & \$138.76. Motion passed unanimously.

J. Lennon made a motion to add the following onto the agenda, 234 Greenwood Avenue and Vale Crest Road, seconded by D. Shannon. Motion passed unanimously.

NEW BUSINESS

ALDIN ASSOCIATES LTD PARTNERSHIP, 295 GREENWOOD AVENUE, SPECIAL PERMIT/BUILDING REPLACEMENT

This is a remediation project that needs to have a public hearing.

Motion made by J. Lennon seconded by D. Shannon to schedule a special public hearing on 8/5/08 and to refer it out to the appropriate departments,. Motion passed w/ K. Grant in opposition.

CONSTRUCTION CONSULTANTS, MAPLE AVE & HICKOK, ZONE CHANGE/ZONE CHANGE RR-10 TO DCD

Attorney Robin Kahn was present for the applicant. A traffic report will be in by July 16th, 2008 for the commissions review. This was previously withdrawn due to time restrictions.

Motion made by K. Grant seconded by J. Lennon to schedule a public hearing for 8/5/08 and to refer it out to the appropriate departments for review. This public hearing is contingent on receiving the traffic report by 7/16/08. Motion passed unanimously.

JACCARINO CONSTRUCTION, 153 GRASSY PLAIN ST, SITE PLAN/SPECIAL PERMIT

This is a resubmission of a previous application.

Motion made by J. Lennon seconded by K. Grant to schedule a public hearing for 9/9/08 and to refer it out the appropriate departments for review,. Motion passed unanimously.

234 GREENWOOD AVENUE, SITE PLAN/SPECIAL PERMIT

Motion made by K. Grant seconded by J. Lennon to schedule a public hearing for 9/9/08 and to refer it out to the appropriate departments for review,. Motion passed unanimously.

WORK SESSION

80 WOOSTER STEET

Motion made by C. Bresloff and seconded by J. Lennon to approve an application for a 2 lot resubdivision of land of a 1.214-acre parcel located at 80 Wooster Street, Assessors Map #21, Block #39, Lot #03, situated in the residential RR-10 Zone, as shown on map entitled "Subdivision Map, Prepared for Paul S. Caso, 80 Wooster Street, Town of Bethel, Fairfield County, Connecticut", prepared by Anthony DeRosa, L.S. Bunney Associates, (CT Lic. #11618), dated April 17, 2007, subject to stipulations. Motion passed unanimously.

WRIGHT ASSOCIATES, 6 FRANCIS CLARKE CIRCLE, RESUBDIVISION

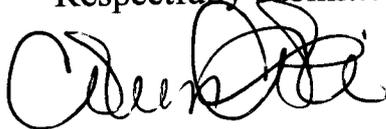
Motion made by C. Bresloff and seconded by K. Grant to approve an application for a 2-lot subdivision of land of a 3.92-acre parcel located at Francis Clarke Circle, Assessors Map #10, Block #23, Lot #150-30 situated in the industrial IP Zone, as shown on map entitled "Resubdivision Map, Prepared for Wright Associates Realty LLC, Francis Clarke Industrial Park, 6 Francis J. Clarke Circle, Bethel, Connecticut", prepared by David Ryan, L.S., (CT Lic #8175), dated April 29, 2008, subject to stipulations. Motion passed unanimously.

VALE CREST

B. Cavagna informed the commission the this application was recently approved by the Public Utilities Commission to run a temporary sewer line to service lot #'s 1-10 until phase four of the project is put in.

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

Respectfully submitted:



Coleen Cote'