



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

**PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 9, 2008
BETHEL MUNICIPAL CENTER – 6:00PM
DENIS J RIORDAN ROOM D**

**EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION OF OVEN ROCK
PARTNERS V. TOWN OF BETHEL**

Motion by P. Rist seconded by K. Grant to go into executive session to discuss pending litigation of Oven Rock Partners and invite Counsel C. Andres, B. Cavagna, and S. Palmer to attend. Motion passed unanimously.

Motion to come out of Executive Session by P. Rist seconded by K. Grant. Motion passed unanimously.

PUBLIC HEARINGS CONTINUED: 7:00PM

CONSTRUCTION CONSULTANTS LLC
ZONE CHANGE R-10,RR-10 TO DCD

MAPLE AVE & HICKOK

P. Rist opened the public hearing. Attorney Neil Marcus was present for the applicant. The hearing was continued in order to allow the Town of Bethel's Traffic Consultant to be present to review his findings.

The following correspondence was submitted:

HVCEO response to referral dated 8/14/08.

Email from M. Galante to S. Palmer Planning & Zoning Official dated 9/9/08

Letter to Editor from M. Macci, 30 Hickok Ave

M. Galante from Fredrick Clarke Associates reviewed with the Commission the following materials: Clarke report dated 7/25/08, Tighe & Bonds traffic report dated 7/15/08 and items related to both, stopping distances, site distances, speed humps and data received through traffic counts.

Attorney N. Marcus discussed traffic safety, responsibility of that safety, speed humps, economics of a change in location of the road, affordable housing and the weather. Henry Dittman, Tighe & Bond was present to discuss traffic issues for the applicant and submitted page 1-1(1) of the Connecticut Highway design Manual.

Those who spoke:

RECEIVED

SEP 12 2008

TOWN OF BETHEL
TOWN CLERK

building in the I zone on a 4.35 acre parcel. The property currently contains 3 multi tenant buildings. M. Lillis P.E. submitted verification of notification of adjacent property owners. Those who spoke:

Rick Lawlor 8 Pleasant Rise
Christina Burke

P. Rist continued the hearing until 10/14/08 in order to allow the applicant time to consult with the Town Engineer and the Public Utilities Commission regarding sewer and water.

BUSINESS MEETING

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

MINUTES

8.5.08 meeting

Motion by B. Legnard to accept minutes with amendment that under 28 Stony Hill Road "clean up the area" be included in the extension. Motion passed unanimously.

INVOICES

Motion by J. Lennon to pay invoices to the Bethel Beacon in the amount of 109.60, and 334.08. Motion passed unanimously.

Motion by J. Lennon to approve payment of 813.00 to Fredrick Clarke associates for services. Motion passed unanimously.

Motion by J. Lennon to approve payment of 2,709.45 to SEA Consultants. Motion passed unanimously.

WORK SESSION

RAUSCH/234 GREENWOOD AVE SPECIAL PERMIT

J. Lennon recused

Motion by H. Karl, seconded by C. Bresloff to approve a special permit application to permit a change in use from residential to commercial on the first floor of a building and associated parking improvements on property located at 234 Greenwood Ave, Assessors map 22, Block 18, lot 02, in the Commercial zone owned by Richard Rausch, subject to conditions. Motion passed (6-0-1) D. Shannon abstained

RESUBDIVISION/SPECIAL PERMIT

The Commission discussed the merits of the application and directed staff to write a resolution of approval for the next meeting.

CORRESPONDENCE

CHELSEA HEIGHTS – MALONE & MACBROOM

Letter received for 3rd party review engineer. The Commission agreed with the selection.

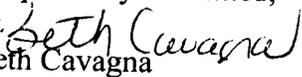
PLANNING & ZONING OFFICIAL REPORT

The Commission reviewed changes to the stone wall material and pavers to be used for the emergency access

Change was requested in the fencing materials for 38 Payne Road. Further review is needed.

Meeting was adjourned at 12:05am.

Respectfully submitted,


Beth Cavagna

Land Use Coordinator