



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

September 23, 2008

DENIS J RIORDAN – ROOM D

### PUBLIC HEARINGS CONTINUED:

#### BENGAL PROPERTIES/36 WOLFPITS ROAD SUBDIVISION

P. Rist opened the hearing. Attorney J. Driscoll was present for the applicant and submitted Revised drawings dated 9/22/08, showing driveway for lot 3 moved approximately 65 feet from The adjacent property line and a conservation easement. The following people spoke:

Mark DeLuca	1 Buckboard (submitted Arborist report and written info pertaining to comments)
Dave Olson	5 Wagon Road
George Gallotti	24 Wolfpits Rd
Myra Drucker	24 Wolfpits Rd
Evol Scharf	38 Wolfpits Rd
Pam Voelme	40 Wolfpits Rd
Elisa DeLuca	1 Buckboard (submitted petition)
Lauren Dineen	10 Wagon Rd
Robert Scharf	38 Wolfpits rd
?	Vera Drive
Nicholas Jordan	24 Wolfpits Rd
Gary Marks	37 Wolfpits Rd
Courtney Flareghty	20 Wolfpits Rd
Resident	44 Wolfpits Rd

M. DeLuca requested a copy of the proposed revisions for review by his consulting arborist. It was the consensus of the Commission to hold a site walk on October 4<sup>th</sup> at 9am, and request That the center line of the driveways be staked for their review. The hearing was continued until 10/14/08.

### PUBLIC HEARINGS

#### HILL/OLD SHELTER ROCK ROAD EXCAVATION/SPECIAL PERMIT

P. Rist recused B. Legnard called hearing to order. The applicant is requesting approval to excavate 7800cy of earth from the rear of the property with associated retaining walls to complete landscaping for an existing dwelling unit. The following correspondence was submitted:

Staff report from S. Palmer dated 9/23/08.

**RECEIVED**

SEP 24 2008

TOWN OF BETHEL  
TOWN CLERK

Town Engineer's report dated 9/8/08, B. Dwinells, P.E.  
Health Department memo dated 8/27/08, Laura L. Vasile, Director  
Police Department, dated 8/26/08< Capt RA Cedergren  
Minutes of the Police Commission dated 8/20/08  
Letter dated 7/16/08 from Darren Hill , Applicant  
Pictures by staff submitted on 9/23/08.

Those who spoke:

Ken Dorherty	8 Old Turnpike Rd
Kathleen Dorherty	8 Old Turnpike Rd
Alan Marcus	3 Shelter Rock Rd
Jennifer Jill	5 Old Shelter Rock Road

The Design Engineer was not present. B. Legnard continued the hearing to the next meeting, so the applicant can have the engineer present to explain erosion controls, and drainage calculations used for the project.

D. Shannon left. P. Rist left.

847 LLC/268 GREENWOOD AVE  
SITE PLAN MODIFICATION

B. Legnard called the public hearing to order. The applicant is requesting a site plan modification to permit a change in use of the first floor of an existing commercial building from office to retail, parking layout and landscaping. The following correspondence was submitted:

Staff report dated 9/23/08 from S. Palmer  
Health Department memo dated 9/19/08  
Fire Marshall memo dated 8/20/08  
Bethel Building Department 8/13/08  
Bethel police Department 8/26/08, 8/19/06, 3/23/07,3/5/07,3/21/07  
Public Works memo dated 9/8/08

Ron Uziak and James Palmer P.E. were present for the applicant and reviewed the changes to the site plan. The applicant stated that they are working to complete requirements for approval of the proposed commercial use with the Health Department, and the State. B. Legnard continued the hearing until 10/14/08.

### **BUSINESS MEETING:**

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

Minutes

Motion by J. Lennon to approve minutes of the 9.8.08 meeting. Motion passed unanimously.  
Invoices

Motion by J. Lennon, seconded by C. Bresloff to pay invoices in the following amounts:

Bethel Beacon 92.18, 97.66  
SEA Consultants Chelsea \$5,150.00  
Fredrick Clarke Assoc., Maple 825.07

Motion passed unanimously.

**WORK SESSION**

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

It was the consensus of the commission to hold deliberations on 10/14/08, due to the absence of some members.

**HUBER/42 TURKEY PLAIN RD  
RESUBDIVISION**

The Commission requested staff to draft a resolution of approval. Motion by C. Bresloff, seconded by J. Lennon to approve an application for a 2 lot subdivision and a special permit for excavation on a 5.74 acre parcel located at 42 Turkey Plain Road, assessors Map 18 Block 50 Lot 94 owned by Andrew Huber, situated in the R-80 Zone, as shown on a map entitled "Subdivision Map, Prepared for Andrew and Deborah Huber, 42 Turkey Plain Road, Town of Bethel, Fairfield County Connecticut", prepared by Paul Hiro, P.C. dated 5/14/07 with stipulations. Motion passed unanimously.

**CORRESPONDENCE**

Land Use Academy dates were noted for the record.  
Housing Partnership breakfast 10/2/08

**BOND RELEASE**

**14 FRANCIS CLARKE CIRCLE**

As built survey needs to be submitted before the release can be considered.

**WHITTON - SHELLY ROAD**

Motion by J. Lennon, seconded by C. Bresloff to release 14,690. leaving a balance of 14,810.  
Motion passed unanimously.

Motion to adjourn by J. Lennon. Motion passed unanimously.

Respectfully submitted,  
  
Beth Cavagna  
Land Use Coordinator