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TOWN OF BETHEL
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PLANNING & ZONING COMMISSION

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

**PLANNING & ZONING COMMISSION MEETINGS MINUTES
OCTOBER 14TH, 2008 – DENIS J. RIORDAN ROOM D
BETHEL MUNICIPAL CENTER – 7:00P.M.**

COMMISSION MEMBERS PRESENT: Chairman P. Rist, K. Grant, D. Shannon, B. Legnard, J. Lennon, D. Buonomo, H. Karl, C. Bresloff, and Planning & Zoning Official S. Palmer.

P. Rist called the meeting to order at 7:00p.m.

PUBLIC HEARINGS CONTINUED:

BENGAL PROPERTIES, 36 WOLFPIITS ROAD, SUBDIVISION

K. Grant read a memo from S. Palmer dated 10/14/08 and noted the attached letter from Mark Deluca, 1 Buckboard Ridge Road dated 10/7/08.

Attorney Jim Driscoll, Jim Palmer, P.E., and members of the Gallagher Family were all present. Lot 1 will have a common driveway. Lot 3 will not be a shared driveway. Attorney Driscoll handed out a drawing for the proposed easement. This is located in the northerly boundary. Those who spoke: George Gallotti, 5 Wolfpits, Mark Deluca, 1 Buckboard Ridge Road, Paul Pierson, 44 Wolfpits Road, and Patrick Gallagher of Berlin, Connecticut, who also handed in a letter written by the Gallagher Family.

P. Rist closed the public hearing.

**JACCARINO CONSTRUCTION, 153 GRASSY PLAIN STREET, SITE
PLAN/SPECIAL PERMIT**

P. Rist stated that this public hearing would be continued until November 12, 2008.

HILL, OLD SHELTER ROCK ROAD, EXCAVATION/SPECIAL PERMIT

P. Rist recused herself from this public hearing. Steve Sullivan, P.E. was present. He handed in a summary of what the applicants are proposing. They would like to create a more level yard. They are proposing more

vegetation and reduce runoff. Two retaining walls are being proposed. They also provided for erosion and control measures. Those who spoke: Ken Dowdy, 8 Old Turnpike Road and Darren Hill, 5 Old Shelter Rock Road.

A site walk is planned for October 18th, 2008 at 9:00a.m.

B. Legnard continued the public hearing until 10/28/08, which will be a special meeting.

P. Rist reseated herself.

847 LLC, 268 GREENWOOD AVENUE, SITE PLAN MODIFICATION

Jeanette and David Curtis, Attorney Robin Kahn were present. This application has some concerns made by the Health Department regarding environmental issues. The applicants are trying to work with the DEP at the present time. They also hired a Soil Scientist. Attorney Kahn is looking for the commission to approve the application so the applicants can move forward and still work with the DEP at the same time. Town Counsel and Attorney Kahn are going to have a meeting to discuss this matter further.

P. Rist continued the public hearing until October 28th, 2008.

PUBLIC HEARINGS:

ARMANDOS RESTAURANT, 47 STONY HILL ROAD, OUTDOOR DINING AREA

K. Grant read the legal notice and noted the attachments from the letters from the Health Dept. dated 9/17/08, Bill Dwinells, P.E., of the Public Works Dept. dated 9/9/08, Building Dept. dated 8/13/08, Fire Marshall dated 8/27/08, and Police Dept. dated 8/26/08 with a copy of the Police Commission minutes dated 8/20/08. Armando Roma and Dinaus Virbickas, P.E. was present. The applicant is proposing to modify a site plan for a new outdoor dining patio at his restaurant. The patio will be approximately 420 square feet. This will have to modify the parking due to the outdoor patio. Seven new parking spaces are being proposed. The island will be relocated a little to the north. No one spoke. P. Rist closed the public hearing.

MINUTES

H. Karl was seated for J. Lennon. B. Legnard stated that due to a family emergency J. Lennon had to leave.

Motion made by B. Legnard and seconded by K. Grant to approve the minutes for 9/24/08. Motion passed unanimously.

INVOICES

Motion made by B. Legnard and seconded by K. Grant to pay the Bethel Beacon the following amounts; \$32.39, 108.62, and 97.66. Motion passed unanimously.

Motion made by B. Legnard and seconded by K. Grant to pay invoices to the Bethel Beacon for Toll Brothers 90.00 and SEA the amount of \$600.60. Motion passed unanimously.

AGWAY, SITE PLAN, 74 SOUTH STREET

Motion made by P. Rist and seconded by C. Bresloff to set a public hearing for 11/25/08 and to refer the application to the appropriate department.

WORK SESSION

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

Motion made by D. Shannon and seconded by B. Legnard direct the Planning and Zoning Official to draw up a resolution for this application with the changes that were discussed. Motion passed unanimously.

BOND RELEASES

Motion made by P. Rist and seconded by K. Grant to release a bond for 14 Francis Clarke Circle in the amount of \$137,933.15 which is the full amount and to release a bond for 1 Paul Street a partial release of \$33,191.46 which would leave a balance of 20,252.70, and release a partial release of \$153,716.83 leaving a balance of \$25,005.97. Motion passed unanimously.

A meeting with HEVCO will be held on October 28th, 2008 at 6:30p.m. with the Planning & Zoning Commission so they can go over their reviews with the commission.

Planametrics will meet with the Planning & Zoning Commission on 11/17/08 at 6:00 p.m. to go over their reviews.

Motion made by K. Grant and seconded by C. Bresloff to adjourn at 10:02 p.m. Motion passed unanimously.

Respectfully submitted:



Coleen Cote'