



# PLANNING & ZONING COMMISSION

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

**PLANNING & ZONING COMMISSION MINUTES**  
**November 12, 2008 Special Meeting**  
**DENIS J RIORDAN – ROOM D 7:00pm**

**RECEIVED**

NOV 13 2008

TOWN OF BETHEL  
TOWN CLERK

**PUBLIC HEARINGS CONTINUED:**

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

p. Rist called the hearing to order. Attorney N. Marcus and M. Lillis were present for the applicant. The following correspondence was submitted:

Staff report from S. Palmer dated 11/12/08

Town Engineer memo dated 11/12/08

Correspondence with Town Counsel W. Hagan dated 11/12/08.

Copy of assignment of Declarants rights

Letter from Artel Engineering dated 11/12/08 requesting an extension of time for the hearing in order to review the application for 27 unit owners at 153 Grassy Plain Street.

Those who spoke:

Kahil Islami 8 Chipmunk Terrace

P. Rist continued the hearing until the next meeting and requested that a copy of the easement with the adjacent property owner be submitted.

HILL/OLD SHELTER ROCK ROAD/EXCAVATION/SPECIAL PERMIT

P. Rist recused.

M. Lillis, P. E. was present for the applicant and submitted the following materials:

Letter dated 11/5/08 with attachments.

Revised drawings dated 10/31/08.

The Commission requested an explanation of conformance with the excavation regulations. K. Grant closed the hearing.

P. Rist seated.

## **BUSINESS MEETING**

Commission members present: P. Rist, Chairman, J. Lennon, C. Bresloff, L. Valenti, K. Grant and D. Shannon

### Minutes

Motion by J. Lennon seconded by K. Grant to approve minutes of the 10/28/08 meeting. Motion passed unanimously.

### Invoices

Motion by J. Lennon, seconded by K. Grant to approve invoices for the Bethel Beacon in the amount of 97.66 and 31.02. Motion passed unanimously.

Motion by J. Lennon seconded by K. Grant to approve invoices for Fredrick Clark Associates in the amount of 847.09. Motion passed unanimously.

## **NEW BUSINESS**

### EAST BROOK CONSTRUCTION/6-10 TURKEY PLAIN ROAD/SUBDIVISION 3 LOTS

Motion by J. Lennon seconded by K. Grant to schedule a public hearing for 1/13/08 and refers the application to all the appropriate departments for review. Motion passed unanimously.

## **OTHER BUSINESS**

### CHELSEA HEIGHTS/APOLLO ROAD/SITE PLAN MODIFICATION

D. Shannon arrived.

Motion by P. Rist seconded by J. Lennon to approve site plan modification to create a showing a possible reserve area for a fire suppression tank as located on C0-4 dated 10/16/08 with conditions. Motion passed (5-0-1) D. Shannon abstained.

## **PLANNING & ZONING OFFICIAL REPORT**

Planimetrics meeting with Commission/zoning regulation review/December 3<sup>rd</sup> at 6:30pm

### HUBER/42 TURKEY PLAIN RD/ EXTENSION

Motion by J. Lennon seconded by K. Grant to grant a 90 day extension for filing Mylar on the Huber subdivision. Motion passed unanimously.

Motion by K. Grant seconded by J. Lennon to approve payment of 600.60 to SEA Consultants for Toll Brothers review. Motion passed unanimously.

Beth Cavanna