



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

February 24, 2009

DENIS J RIORDAN – ROOM D 7:00pm

### PUBLIC HEARINGS CONTINUED :

PASQUALE MURACA/24,28,32, MAPLE AVE &  
38 HICKOK/RESUBDIVISION

Letter dated 2/24/09 received withdrawing application.

### PUBLIC HEARINGS:

RTE 6 STUDY/ADOPTION HEARING FOR POCD

P. Rist opened the hearing by having the legal notice read. Hearing was continued until the 3/10/09 meeting.

### BUSINESS MEETING

Commission members present: P. Rist Chairman, D. Shannon, J. Lennon, B. Legnard, K. Grant, C. Bresloff, H Karl, D. Buonomo, L. Valenti.

Minutes

Motion by K. Grant seconded by J. Lennon to approve minutes of the 2.10.09 meeting. Motion passed unanimously.

### NEW BUSINESS

ZIEGLER/21 NASHVILLE ROAD EXT  
SUBDIVISION/ 2 LOT

Motion by J. Lennon seconded by B. Legnard to schedule a public hearing for 3/24/09 and refer application to the appropriate Departments for review. Motion passed unanimously.  
(4/30/09)

THE GLEN AT CHESTNUT HILL,LLC/74 NASHVILLE ROAD  
ZONE CHANGE

RECEIVED

FEB 26 2009

TOWN OF BETHEL  
TOWN CLERK

Motion by J. Lennon seconded by B. Legnard to schedule a public hearing for 4.14.09 and refer item to the appropriate Departments for review. Motion passed unanimously.

### **WORK SESSION**

D. Shannon recused.

H. Karl seated for E. Finch. L. Valenti for D. Shannon. P. Rist and K. Grant stated that they have reviewed the tapes. J. Lennon noted for the record that he didn't miss a meeting.

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

Motion by K. grant seconded by B. Legnard to grant a waiver of subdivision regulations in accordance with Section 95-3A(2) a waiver of 95-10 as it pertains to the 3 lot subdivision application of East Brook Construction Co Inc, on property located at 6-10 Turkey Plain Rd, to permit a right of way which is less than 50 feet in width, a paved road width which is less than 27 feet, a cul de sac radii which is less than 60 feet, and a road gradient which is greater then 10%. Motion passed unanimously.

Motion by C. Bresloff seconded by J. Lennon to approve an application for a site plan for a 3 lot subdivision of a 4.68 acre parcel of land located at 6-10 Turkey Plain Road located in the R-40 zone as shown on Map entitled" Subdivision Map, Prepared for East Brook Construction Co, Inc. 6-10 Turkey Plain Road, Bethel Connecticut" prepared by David Ryan L.S. dated October 16, 2008, subject to stipulations. Motion passed unanimously.

### **CORRESPONDENCE**

Motion by K. grant seconded by B. Legnard to grant a 90 day extension for the filing of maps pertaining to Bengal Subdivision. Motion passed unanimously.

Bond Release

Motion by K. Grant second by J. Lennon to release balance of bond for Big Y project, 81 Stony Hill Road

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

Respectfully submitted,

  
Beth Cavagnaro  
Land Use Coordinator