



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

March 24, 2009

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS:

ZIEGLER/21 NASHVILLE ROAD EXT/SUBDIVISION/ 2 LOT

B. Legnard called hearing to order. The following correspondence was submitted:

Staff report dated 3/24/09 from S. palmer, Planning & Zoning Official

Earthwork narrative by DiVesta Civil engineering Associates Inc dated 1/29/09

Memo dated 3/24/09 from Bill Dwinells P.E. , Public Works

Memo dated 3.23.09 from Thomas Galliford, Fire Marshall

Police department correspondence dated 3/10/09, 3/18/09

Inland Wetlands Commission declaratory Ruling dated 3/24/09

Paul Fagan L.S. and D. DiVEsta P.E. were present for the applicant, Proposal is a subdivision of a 4.19 acre parcel in the R-40 zone into 2 lots. A special permit is needed for a rear lot and to perform excavation associated with the creation of Lot 2. An existing dwelling on lot 1 will continue to be maintained and no activity is proposed to the rear of the property. The applicant is also requesting waivers of subdivision regulations pertaining to grading and paving of the driveway servicing the rear lot.

Those who spoke:

Michael Borchetta

Nashville Road

The Commission reviewed the grades of the existing driveway, requested an open space or conservation easement area to the rear of the property where wetlands are located, sewer and water verification for the existing and proposed lot. P Rist continued the hearing until the next meeting.

BUSINESS MEETING

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

Minutes

Motion by C. Bresloff seconded by K. Grant to approve minutes of the 3/10/09 meeting. Motion passed unanimously.

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TOWN OF BETHEL
TOWN CLERK

Invoices

Motion by D. Shannon seconded by B. Legnard to pay invoices to the News times in the amount of 253.69. Motion passed unanimously.

NEW BUSINESS

AMERICAN HINGE/2 TURNAGE DRIVE/REAPPROVAL OF SITE PLAN/SPECIAL PERMIT

Motion by C. Bresloff seconded by K. Grant to accept application and refer item to the appropriate departments for review. Motion passed unanimously.

Motion by C. Bresloff seconded by K. Grant to reduce the application fee to 30% upon resubmittal for a total of \$605.00. Motion passed unanimously.

RTE 6 STUDY/ADOPTION HEARING AMEMNDMENT OF POCD

P. Rist opened the continued hearing. The Commission requested staff to prepare information pertaining to existing square footage of several parcels on route 6 versus the amount of acreage it resides on, in order to get an idea of build out on properties in this area. Discussion followed.

Motion by K. Grant seconded by C. Bresloff to request staff to work on language for the Rte 6 study pertaining to the square footage allowance of a building to increase the size of the footprint of a structure based on the formula reviewed, along with the proposed discussion of setbacks and buffer areas. Motion passed unanimously.

COMMISSION COMMENT

Motion by D. Shannon seconded by K. Grant to request staff to check with counsel on the concept of assessing an impact fee for open space which could be used for development of recreation in the Rte 6 corridor. Motion passed unanimously.

Motion to adjourn by C. Bresloff. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna

Land Use coordinator