



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION AGENDA

April 14, 2009

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS CONTINUED:

ZIEGLER/21 NASHVILLE ROAD EXT/SUBDIVISION/ 2 LOT

P. Rist & J. Lennon recused.

B. Legnard opened continued hearing and continued until 5/12/09. Letter of extension accepted.

K. Grant read legal notice for waiver of subdivision regulations pertaining to grade. Public hearing was continued until 5/12/09.

PUBLIC HEARINGS

AMERICAN HINGE /2 TURNAGE LANE/SITE PLAN/SPECIAL PERMIT

P. Rist opened hearing. The following correspondence was submitted:

Staff report by S. Palmer Planning & Zoning Official

Approval dated 10/6/09 by the Planning & Zoning Commission.

Memo from SEA Consultants dated 9/23/03

Memo from Building Official dated 3/26/09

Memo from Fire Marshall dated 3/25/09

The applicant is requesting reapproval of a previous site plan which has expired to allow an addition to an industrial building on a 2.72 acre parcel in the IP Zone. No changes from the original application are proposed.

Those who spoke:

Mike Struna Advantage Realty

P. Rist closed the hearing.

RECEIVED

APR 15 2009

TOWN OF BETHEL
TOWN CLERK

RTE 6 STUDY/ADOPTION HEARING AMEMNDMENT OF POCD

P. Rist opened the continued hearing. The commission had requested staff to submit revised language to be included in the Route 6 study pertaining to lot size and square footage of building allowed. The consensus of the Commission was that the language was sufficient. P. Rist closed the hearing.

BUSINESS MEETING

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

Minutes

Motion by K. Grant seconded by B. Legnard to approve minutes of the 3.24.09 meeting. Motion passed unanimously.

Invoices

Motion by D. Shannon seconded by C. Bresloff to approve invoices to the News Times in the amount of 363.48 and 272.24. Motion passed unanimously.

NEW BUSINESS

WORK SESSION

AMERICAN HINGE /2 TURNAGE LANE/SITE PLAN/SPECIAL PERMIT

J. Lennon recused.

Motion by C. Bresloff seconded by K. Grant to approve an application for a special permit under section 118-21 pursuant to section 118-38B of the zoning regulations for construction of a 10,000sf addition to a commercial building and parking improvements on property at 2 Turnage Lane with conditions. Motion passed unanimously.

Motion by K. Grant seconded by J. Lennon to add Rte 6 Study adoption to the agenda. Motion passed unanimously.

Motion by K. Grant seconded by J. Lennon to accept Route 6 Study and amendments dated December 2007. Motion passed unanimously.

Motion by P. Rist seconded by K. grant to amend the Plan of Conservation and Development to include the Route 6 Study amended 4/14/09 with an effective date of 5/9/09. Motion passed unanimously.

BOND RELEASE

FAIRVIEW ESTATES – SECTION 1A – FAR HORIZONS DRIVE

Motion by J. Lennon seconded by K. grant to release bond in the amount of 21, 000.00. Motion passed unanimously.

CORRESPONDENCE

6-10 TURKEY PLAIN RD – SUBDIVISION – FILING EXTENSION

Motion by K. grant seconded by J. Lennon to grant a 90 day extension for filing of subdivision map. Motion passed unanimously.

PLANNING & ZONING OFFICIAL REPORT

Open space

S. Palmer reviewed with the Commission State Statues pertaining to open space fee for impacted services.

Chelsea Heights – Landscape plan

The Consensus of the Commission was to request Toll brothers to attend the next meeting to discuss the matter of in house Landscape architect.

S. Palmer reviewed with the Commission a proposal for Bethel Ridge a 3 lot subdivision previously approved; the request is to reduce the lots from 3 to 2.

Motion by B. Legnard seconded by J.Lennon to accept the plan changes dated 10/8/08. Motion passed unanimously.

Plan received from Town of Newtown municipal referral for 183 Mount Pleasant Road. The Consensus of the Commission was to recommend to the Town of Newtown that consideration should be given to include recommendations for lighting, landscaping and sidewalks as found in the Route 6 Study, amended to the POCD.

Chairman P. Rist passed out copies of the Code of Ethics for the Town of Bethel, and it was noted as received by the Commission.

Motion by J. Lennon seconded by P. Rist to adjourn. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna
Land Use Coordinator