



# **PLANNING & ZONING COMMISSION**

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

## **PLANNING & ZONING COMMISSION AGENDA**

**April 28, 2009**

**DENIS J RIORDAN – ROOM D 6:30pm**

### **EXECUTIVE SESSION: 6:30pm**

**The Planning & Zoning Commission will hold an executive session to discuss pending litigation involving the matter of NeJame/Burke v. Planning & Zoning Commission/Verdi Properties LLC**

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

Motion by P. Rist seconded by J. Lennon to go into executive session to discuss the above matter and invite S. Palmer, B. Cavagna, and Counsel Andres to attend. Motion passed unanimously.

Motion to come out of executive session by P. Rist seconded by J. Lennon. Motion passed unanimously.

### **PUBLIC MEETING: 7:00pm**

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

Motion by P. Rist seconded by K. Grant to place The Glen as the first item on the agenda. Motion passed unanimously.

### **THE GLEN/74 NASHVILLE ROAD/ZONE CHANGE PRD TO R-10 TO DCD**

P. Rist opened the public hearing. K Grant read the legal notice as it appeared in the News Times. N. Marcus was present for the applicant and requested that the hearing be continued until 5/26/09, in order to allow time to complete request for information. A member of the audience requested that the request be explained.

Motion by J. Lennon, seconded by K. Grant to continue hearing until 5/26/09. Motion passed unanimously.

**RECEIVED**

**APR 29 2009**

**TOWN OF BETHEL  
TOWN CLERK**

**Oven Rock Partners LLC v. Town of Bethel Planning & Zoning Commission  
(NO. HHB-CV-06-4011323-S)  
Bethpage & Knollwood Drive & Reservoir Street  
Tax Assessors Records Map 8 Block 25 and lots 58 & 68**

J. Lennon recused.

The Planning & Zoning Commission conducted an open forum to receive comments from the general public on a proposed settlement for Oven Rock Partners LLC v. Bethel Planning & Zoning Commission, an appeal from a denial of an application pursuant to Conn. Gen. Stat. Section 8-30g for the construction of 23 housing units on property owned by Oven Rock Partners LLC located at Bethpage Drive and Knollwood Drive and Reservoir Street. The settlement involves an agreement to the process that would authorize the construction of 13 housing units pursuant to the Commission's Design Conservation District (DCD) regulations at this location.

The following people spoke:

Carol Ritch	Linda Lane
Bob Ritch	Linda Lane
Pat O'Neil	Bethpage Drive
Carrie Columbo	Rotella Drive
Bill Hawley	Bethpage Drive

**WORK SESSION**

**Oven Rock Partners LLC v. Town of Bethel Planning & Zoning Commission  
(NO. HHB-CV-06-4011323-S)  
Bethpage & Knollwood Drive & Reservoir Street  
Tax Assessors Records Map 8 Block 25 and lots 58 & 68**

H. Karl was seated for J. Lennon.

The Planning & Zoning Commission made no revisions to the proposed settlement agreement as presented.

Motion by P. Rist seconded by D. Shannon to authorize Counsel to sign the agreement on behalf of the Commission. Motion passed unanimously.

Motion by K. Grant seconded by J. Lennon to add executive session to the agenda for Jaccarino 153 Grassy Plain Street to the agenda. Motion passed unanimously.

Motion by P. Rist seconded by K. Grant to go into executive session, and invite Counsel Andres, S. Palmer and B. Cavagna to attend. Motion passed unanimously.

Motion by P. Rist seconded by C. Bresloff to come out of executive session. Motion passed unanimously.

### **BUSINESS MEETING**

Minutes

Motion by K. grant seconded by C. Bresloff to approve minutes with note of attendance of M. Struna, not speaking, under American Hinge, Turnage Lane. Motion passed unanimously.

### **NEW BUSINESS**

BATISTA FAMILY PARTNERSHIP/16 GRASSY PLAIN ROAD  
SITE PLAN/ SPECIAL PERMIT

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

Motion by C. Bresloff seconded by P. Rist to accept applications and schedule them for a public hearing Batista on 5/24/09 and Muraca on 6/9/09 and refer items to the appropriate Departments for review. Motion passed unanimously.

### **CORRESPONDENCE**

Verdi – 80 South Street

B. Legnard recused

Request for extension of Special Permit received. Request is to extend commencement for 4 years due to the economy.

Motion by K. Grant seconded by J. Lennon to grant request for extension from date of approval until 12/2011. Motion Passed unanimously.

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

Respectfully submitted,



Beth Cavagna  
Land Use Coordinator