



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

June 9, 2009

DENIS J RIORDAN – ROOM D 7:00pm

### PUBLIC HEARINGS CONTINUED:

ZIEGLER/21 NASHVILLE RD EXT/SUBDIVISION/2 LOT

The application has been withdrawn due to lack of decision by the Public Utilities Commission on Sewer Acceptance.

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

The public hearing is continued until the next meeting. The Commission is waiting for a report from the Public Utilities Commission.

### PUBLIC HEARINGS:

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

B. Legnard opened the hearing the following correspondence was read:

Town Engineer memo dated 6/9/09.

Health Department report dated 5/13/09

Fire Marshall Memo dated 5/29/09

Public Utilities dated 12/1/08

Police Commission dated 12/17/08

The applicant is requesting a resubdivision of 4 existing parcels into 5 parcels creating 1 additional building lot in a RR-10 Zone. The site plan calls for new 42 inch sidewalks.

The Commission requested that sidewalks be increased to 48” and street trees be incorporated into the plans. The Commission continued the hearing to the next meeting to reflect on the need for open space or fee in lieu of open space.

### BUSINESS MEETING

**RECEIVED**

JUN 10 2009

TOWN OF BETHEL  
TOWN CLERK

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

Minutes

Motion by J. Lennon seconded by K. Gant to approve minutes of the 5/26/09 meeting. Motion passed unanimously.

Motion by J. Lennon seconded by K. grant to move The Glen Work Session to the next item on the agenda. Motion passed unanimously.

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

The Commission noted the letter of withdrawal submitted by Cohen & Wolfe dated 6/9/09 for the record.

**NEW BUSINESS**

Motion by K. Grant seconded by J. Lennon to add Accessory apartment special permit, and the Glen 74 Nashville Road to the agenda. Motion passed unanimously.

PLANNING & ZONING COMMISSION/REGULATION AMENDMENT  
CI ZONE FLOOR AREA REQUIREMENT

Motion by K. Grant seconded by J. Lennon to accept applications and schedule public hearings for 7/14/09 and refer items to the appropriate Departments and Agencies for review. Motion passed unanimously.

CHELSEA HEIGHTS/RETAINING WALL

S. Palmer reviewed revisions to a retaining wall on the Chelsea Heights Project. Revised Drawings were noted for the record.

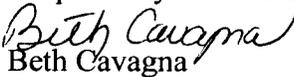
28 STONY HILL RD

EXT. OF SPECIAL PERMIT

The Consensus of the Commission was to table the item until the next meeting.

Motion to adjourn by K. grant seconded by J. Lennon. Motion passed unanimously.

Respectfully submitted,

  
Beth Cavagna

Land Use Coordinator