



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

September 22, 2009

DENIS J RIORDAN – ROOM D 7:00pm

PUBLIC HEARINGS CONTINUED:

GILL/11 SHELLY ROAD/ACCESSORY APARTMENT

P. Rist opened the hearing. The property owners were present and reviewed the proposed accessory apartment with the commission which is composed of approximately 610 sf. The following correspondence was submitted:

Staff report dated 9/22/09

Health Department report dated 9/22/09.

Those who spoke:

Anthony? 3 Race brook Drive

P. Rist closed the hearing.

PUBLIC HEARINGS:

ZIEGLER/21 NASHVILLE ROAD EXTENSION/SUBDIVISION/SPECIAL PERMIT

P. Rist opened the public hearing by reading the legal notice. The applicant requested an extension to the next meeting in order to complete work for the Health Department.

G. DELUCA/1 TOPSTONE DRIVE/SPECIAL PERMIT/ACCESSORY APARTMENT

P. Rist opened the public hearing. The property owners were present and reviewed the proposal with the Commission. No one spoke in favor or against the application. P. Rist closed the hearing.

RECEIVED

SEP 24 2009

TOWN OF BETHEL
TOWN CLERK

BUSINESS MEETING.

Commission members present: P. Rist Chairman, B. Legnard, E. Finch, C. Bresloff, L. Valenti. L. Valenti was seated for D. Shannon.

Minutes

Motion by B. Legnard seconded by C. Bresloff, trove minutes with amendment to include attendance of L. Valenti at the 9.8.09 meeting. Motion passed unanimously.

WORK SESSION

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

Motion by B. Legnard, seconded by E. Finch to table item until the next meeting, awaiting correspondence w from Town Counsel.

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

The Commission discussed their reasons for the proposed regulation. Motion by B. Legnard seconded by E. Finch to approve the regulation amendment as put forth by the Commission dated 7/13/09 (read into record). Motion passed unanimously.

Motion by B. Legnard seconded by E. Finch to add 11 Shelly Road and 1 Topstone Drive to the agenda for review. Motion passed unanimously.

GILL/ 11 SHELLY ROAD

Motion by C. Bresloff seconded by E. Finch to approve a Special permit application under section 118-24B(30) and 118-2B of the zoning regulations for an accessory apartment on property owned by Austin Gill & Suzanne Grazioli located at 11 Shelly Road in the R-80 Zone with stipulations. Motion passed unanimously.

DELUCA/1 TOPSTONE DRIVE

Motion by B. Legnard seconded by C. Bresloff to approve a Special permit application under section 118-24B(30) and 118-2B of the zoning regulations for an accessory apartment on property owned by Austin Gill & Suzanne Grazioli located at 1 Topstone Drive in the R-10 Zone with stipulations. Motion passed unanimously.

BOND RELEASE

FARM COURT/ROTELLA

Motion by P. Rist seconded by C. Bresloff to release \$3,000.00 of a \$10,000.00 passbook held for the completion of Farm Court. The remainder shall be deposited into the Public Works account, for improvements as stated by Andrew Morosky Town Engineer. Motion passed unanimously.

AGWAY – 74 SOUTH STREET

Motion by P. Rist seconded by B. Legnard to release bond in total in the amount of \$11,995.00. Motion passed unanimously.

Motion to adjourn by C. Bresloff seconded by B. Legnard. Motion passed.

Respectfully submitted,


Beth Cavagna
Land Use coordinator