



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES

October 13, 2009

DENIS J RIORDAN – ROOM D 7:00pm

RECEIVED

OCT 14 2009

TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS CONTINUED:

J. Lennon recused.

ZIEGLER/21 NASHVILLE ROAD EXTENSION/SUBDIVISION/SPECIAL PERMIT

D. DiVesta, P.E. was present for the application which consists a resubdivision into 2 lots along with a special permit. The following correspondence was submitted for the record:

Staff report dated 10/13/09

Town engineer memo dated 3/24/09

Health Department memo dated 10/13/09

Inland Wetlands Commission approval dated 3/23/09

Fire Marshal 3/23/08

Police Commission dated 3/18/09

Letter dated 10/13/09 from Frans Van Vliet

Revised drawings dated 10/7/09

The proposal is revised to reflect changes in the entrance of the driveway in order to improve current site distances. P. Rist continued the hearing until 10/27/09 in order to allow applicant time to complete final review by the Health Department.

PUBLIC HEARINGS:

J. Lennon reseated.

MH DEVELOPMENT LLC/32 HICKOK & 68A MAPLEAVE/SITE PLAN/SPECIAL PERMIT

P. Rist opened the public hearing by having the following correspondence submitted:

Staff report dated 10/13/09 from S. Palmer, Planning & Zoning Official

Report from Sea Consultants dated 10.13.09

Health Department memo dated 10/13/09

Fire Marshall Memo dated 10/9/09

Density calculation dated 9/29/09 by MH Development
Certification of adjacent property owners within 100feet.
Revised drawings dated 9/29/09

Attorney R. Kahn and M. Mazzucco P.E. were present for the applicant The applicant is requesting approval for a site plan and special permit to construct 34 units on 13.54 acre tract of land located in the Designed Conservation District zone. The special permit is required for the excavation and fill activity.

Those who spoke:

Tony Carruzzo	36 Hickok Ave
Richard Emard	62 Maple Ave
Lenny Levine	36 kingwoods
Loris Scalzo	56 Maple Ave
Gary Pington	18 Kingswood
Jim Dilulio	1a Kingswood
Mike Boyle	19 Kingswood
Tamara ?	21 Plumtrees Road
Michele Hilton	17 Kingswood
Bernice Mazan	31 Hickok
Cameron Brundage	52 Maple Ave
Marilyn Vannucci	90 Kingswood

The following information was requested, clarification on the proposed blasting and a consultation with a Geotech Engineer, conventional subdivision density and disturbance, and changes in traffic effect for difference in number of units 29 to 34. P. Rist continued the hearing until 11/10/09.

BUSINESS MEETING.

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

Minutes

Motion to accept minutes of the 9/22/09, 9.29.09 meeting with the amendment to include C. Bresloff in attendance by B. Legnard seconded by K. Grant. Motion passed. H. Karl abstained.

Invoices

Motion by J. Lennon seconded by K. grant to approve invoices in the amount of 829.16, to the News Times for legal Notices. Motion passed unanimously.

NEW BUSINESS

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

Motion by J. Lennon seconded by K. Grant to accept application and hold a public hearing on 11/10/09. Motion passed unanimously.

WOOSTER STREET CORP/93 WOOSTER ST/ZONE CHANGE R-80 TO R-10

Motion by K. Grant seconded by J. Lennon to schedule a public hearing for 12/8/09 and refer item to the appropriate Departments for review. Motion passed unanimously.

BETHEL HIGH SCHOOL TRACK REPLACEMENT

The Commission reviewed with staff the proposal for general maintenance, and improvements to be made at the Bethel High School Track. It was the consensus of the Commission that no special permit or Commission review was needed and directed staff to handle the matter administratively.

Motion to adjourn by K. Grant seconded by B. Legnard. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna

Land Use Coordinator