



# PLANNING & ZONING COMMISSION

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

## PLANNING & ZONING COMMISSION MINUTES

December 8, 2009

DENIS J RIORDAN – ROOM D 7:00pm

**RECEIVED**

DEC 09 2009

TOWN OF BETHEL  
TOWN CLERK

### PUBLIC HEARINGS CONTINUED:

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

A letter was received from R. Kahn dated 12/4/09 withdrawing the application . P. Rist accepted the withdrawal of the application upon consensus of the Commission.

### PUBLIC HEARINGS

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

A letter was received asking for a continuance dated 12/7/09 from N. Marcus. P. Rist granted the extension to 12/16/09 at 7:00pm and noted for the record that the continuance is granted due to N. Marcus not being available. The Department was prepared to go forward with the hearing.

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

P. Rist opened the public hearing. Attorney J. Driscoll was present for the applicant. The request is to rezone a 4.30 acre parcel from R-80 to R-10. The property contains 2.95 acres of wetlands. B. Doto, Engineer submitted proposed concept designs that were reviewed during the process. A future subdivision is planned consisting of 3 lots and access will be off of Chelsea Road. Those who spoke:

Clay Pierce                      87 Wooster Street

P. Rist closed the hearing.

### BUSINESS MEETING

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

## Minutes

Motion by K. Grant seconded by D. Shannon to approve minutes of the 11/24/09 meeting. Motion passed. B. Legnard abstained.

## Invoices

Motion by K. Grant seconded by E. Finch to approve payment to the News Times in the amount of \$1,005.20. Motion passed unanimously.

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

The Commission discussed the merits of the application.

Motion by K. Grant seconded by H. Karl to approve the zone change of 93 Wooster Street from R-80 to R-10, after review of the history of the surrounding properties, and finds that it is in conformance with the Plan of Conservation and Development. Motion passed unanimously.

## CORRESPONDENCE

Motion by P. Rist seconded by B. Legnard to approve bond release for East Brook Construction in the amount of \$4,500.00. Motion passed unanimously

## ELECTION OF OFFICERS

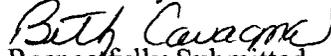
Motion by K. Grant seconded by B. Legnard to nominate P. Rist for Chairman. Motion passed unanimously.

Motion by P. Rist seconded by D. Shannon to nominate B. Legnard for Vice Chairman. Motion passed unanimously.

Motion by H. Karl, seconded by P. Valenti to nominate D. Shannon for Treasurer. Motion passed unanimously.

## MEETING DATES 2010

Motion by K. Grant seconded by E. Finch to adopt 2010 dates as presented. Motion passed unanimously.

  
Respectfully Submitted,  
Beth Cavagna  
Land Use Coordinator