



PLANNING & ZONING COMMISSION

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

PLANNING & ZONING COMMISSION MINUTES
February 23, 2010
DENIS J RIORDAN – ROOM D 7:00pm

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TOWN OF BETHEL
TOWN CLERK

PUBLIC HEARINGS CONTINUED:

**NEW ENGLAND PROPANE/162 GRASSY PLAIN STREET
SITE PLAN/ TANK/IMPROVEMENTS**

P. Rist opened the continued hearing. S. Trinkaus P.E. and P. Weir were present for the applicant. The hearing was continued in order to verify utilities on the property. The property is served by sewer and presently has a well, which has been tested for potable water. The applicant stated that there is a design in place for the water line to be extended to service the property. No one spoke in favor or against. P. Rist closed the hearing.

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

BUSINESS MEETING

Minutes

Motion by B. Legnard seconded by E. Finch to accept minutes with spelling corrections. Motion passed unanimously.

ACCEPTANCE OF NEW BUSINESS

UNITED WATER COMPANY/17th WOODLAWN DRIVE/PUMP STATION BOOSTER

S. Palmer reviewed with the Commission 2 proposals. Improvements to be made to an existing pump house located at the end of Pondview Drive and the location of 2 underground pump stations to be installed on Woodlawn Drive. It was the consensus of the Commission that a

special permit is not necessary for these matters, and the items can be handled administratively by staff.

WORK SESSION

THE SUMMIT/TOLL BROTHERS/ APOLLO RD/INTERPRETATION OF VARIOUS SECTIONS OF THE PRD REGULATION

Attorney R. Kahn was present and reviewed with the Commission a letter dated 2/11/10 in which interpretations were requested pertaining to Article 5.5D2 of the zoning regulations, in relation to the Homeowners Association documents that are being prepared by Cohen & Wolfe.

Motion by B. Legnard, seconded by K. Grant to inform applicant that the Commission accepts the interpretation of the regulations posed in a letter dated 2/11/10 by Attorney R Kahn and agrees that the interpretation in conformance with the intent of the regulations. Motion passed unanimously.

NEW ENGLAND PROPANE/162 GRASSY PLAIN STREET/ SITE PLAN/ TANK/IMPROVEMENTS

The Commission discussed the merits of the application.

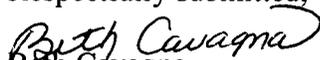
Motion by K. Grant seconded by B. Legnard to approve an application for a special permit application to install an above ground 300,000 gallon propane storage tank for the purpose of dispensing fuel by New England Propane Company, and to perform site improvements on property located at 162 Grassy Plain Street with conditions. Motion passed unanimously.

NAZZARO/SHELTER ROCK ROAD/EXTENSION

S. Palmer reviewed with the Commission his findings on the status of the above mentioned property. Motion by K. grant seconded by E. Finch to grant a 6 month extension to complete the project and notify the applicant that no further extensions shall be granted. Motion passed unanimously.

Motion by B. Legnard to adjourn. Motion passed unanimously.

Respectfully submitted,


Beth Cavagna

Land Use Coordinator