



TOWN OF BETHEL LAND USE DEPARTMENT

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, Connecticut 06801

PLANNING & ZONING COMMISSION
MEETING MINUTES
October 10, 2023
7:00 p.m.
Bethel Municipal Center
Meeting Room D & ZOOM

Commissioners Present: K. Grant, P. Kessler, R. Legnard, P. Shanley, L. Curtis, R. Wallace

Commissioners Absent: R. Tibbitts, K. Parsons, D. Cuny, K. Stevens, Chairman

Staff Present: B. Cavagna, *Planning & Zoning Official*, D. McCollum, *Land Use Coordinator*

Meeting to Order: K. Grant called the meeting to order at 7:02 p.m., and led the Commission in the Pledge of Allegiance. Commission and Staff introduced themselves to the assembled public. K. Grant read the electronic device meeting policy.

PUBLIC HEARINGS (Continued):

Tim Draper, 42 Nashville Road, 8-30g Affordable Housing, 3 Units

K. Grant took over as Chairman.

B. Cavagna, and P. Shanley recused.

Attorney N. Marcus and S. Trinkaus, P.E. appeared for the applicant.

S. Trinkaus presented updated site plans.

T. Richie, P.E, SLR Consulting commented on site plans.

D. McCollum, *Land Use Coordinator*, made comments on site plan.

K. Grant opened to comments and/or questions from the public and Commission.

Those who spoke:

- Paula Antolini

216 Goodhill Road, Weston, CT

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The Commission asked questions and made comments.

N. Marcus responded to questions raised by the public and the Commission.

K. Grant closed the Public Hearing.

K. Grant reseated P. Shanley. B. Cavagna returned.

PUBLIC HEARING:

Hub Shopping Center, 279 – 293 Greenwood Ave, Site Plan, Special Permit

P. Kessler read legal notice.

B. Cavagna read staff memo.

Attorney W. Mazzucco and R. Aiello, P.E. appeared for the applicant.

W. Mazzucco submitted neighbor notices for the record.

R. Aiello presented site plans.

K. Grant opened to comments and/or questions from the public and Commission.

Those who spoke:

- | | |
|-----------------------|-------------------------|
| - Jeff Kolle | 121 Chestnut Ridge Road |
| - Jan Debacker | 7 Pleasant Street |
| - Joe Welfeld | 110 Walnut Hill Road |
| - Dana McNerney | 20 Wolfpits Road |
| - Allison St. Germain | 14 Elgin Ave |

The Commission asked questions and made comments.

A. Albrecht, the applicant and R. Aiello answered questions raised by the public and the Commission.

Motion by P. Kessler, and second by P. Shanley to have a Commission site walk on 10/21/2023 at 9:30 am. Motion passed, all in favor.

Public Hearing was continued to October 24th to discuss traffic.

Gayatri Corporation, 18 Stony Hill Road, Zoning Amendment, 4.4(E) Height

R. Wallace read legal notice.

K. Grant continued Public Hearing to 10/24/2023.

BUSINESS MEETING:

R. Wallace was seated for K. Stevens.

L. Curtis was seated for K. Parsons.

MINUTES: Motion by R. Wallace, and seconded by L. Curtis to approve Regular Meeting Minutes. Motion passed unanimously.

INVOICES: Motion by L. Curtis, and seconded by P. Shanley to approve payment of \$720.20 to the NewsTimes for invoices related to legal noticing. Motion passed unanimously.

NEW BUSINESS:

Neil R Marcus, Text Amendment, 4.3.K.5, Allowance for Vintage Classic Car Restoration

R. Wallace made a motion, seconded by R. Legnard to schedule a public hearing for Neil R Marcus, Text Amendment, 4.3.K.5, Allowance for Vintage Classic Car Restoration for November 14, 2023. Motion passed unanimously.

COMMISSION COMMENTS: None

PUBLIC INPUT: Nancy Sudik 2 Ridgedale Road

PLANNERS REPORT:

B. Cavagna requested from the Commission up to \$15,000 for Bethel Housing Authority from the Affordable Housing Trust Fund, to conduct a review of the former Old Police Station site to determine elevations in relation to the potential use of the site for senior affordable housing.

Motion by P. Kessler, and seconded by R. Legnard to approve up to \$15,000 for Bethel Housing Authority to conduct feasibility of use for affordable senior housing. Motion passed unanimously.

B. Cavagna notified the Commission of a pending appeal before the ZBA pertaining to Airbnb uses within the Town.

PUBLIC HEARING SCHEDULE:

10/24/23 / Hub Shopping Center / Site Plan /Special Permit / 279 – 293 Greenwood Ave

10/24/23 / Gayatri Corporation / Zoning Amendment / 4.4(E) Height / 18 Stony Hill Road

ADJOURN:

Motion by R. Legnard, seconded by P. Shanley, to adjourn at 9:01 p.m. Motion passed unanimously

Respectfully submitted,



Amanda Martinez
Recording Secretary