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TOWN OF BETHEL LAND USE DEPARTMENT

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

PLANNING & ZONING COMMISSION
MEETING MINUTES
December 12, 2023
7:00 p.m.
Bethel Municipal Center
Meeting Room D & ZOOM

Commissioners Present: K. Stevens, *Chairman*, K. Grant, R. Legnard, K. Parsons, M. Kozlowski, D. Cuny, D. Ryan, E. Brudvig, S. Braden

Commissioners Absent: P. Shanley

Staff Present: B. Cavagna, *Planning & Zoning Official*

Meeting to Order: K. Stevens 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. Stevens read the Electronic Device Meeting Policy.

PUBLIC HEARINGS:

Christopher Taylor, 4 Katrina Circle, Structure in front yard, Special Permit.

K. Grant read Legal Notice.

C. Taylor, the Applicant, spoke briefly on the plan to add a structure to the front yard.

B. Cavagna spoke in regards to the applicable regulation.

K. Stevens opened the Public Hearing to the public for their comments and questions.

Those who spoke:

- Bob Bell 2 Katrina Circle
- Dawn Bell 2 Katrina Circle

The Commission asked questions and made comments.

C. Taylor, the Applicant and B. Cavagna answered questions raised by the public and the Commission.

K. Stevens closed Public Hearing.

Alex Rossomando, 22 Taylor Avenue, Storage Units, Special Permit.

K. Grant read Legal Notice.

B. Cavagna spoke in regards to the applicable regulation.

A. Rossomando, the Applicant briefly explained the placement and use of storage units.

K. Stevens opened the Public Hearing to the public for their comments and questions.

The Commission asked questions and made comments.

A. Rossomando and B. Cavagna answered questions raised by the Commission.

K. Stevens closed Public Hearing.

BUSINESS MEETING:

K. Stevens seated D. Cuny for P. Shanley for all remaining votes during this meeting.

MINUTES: Motion by K. Grant seconded by K. Stevens, to approve Regular Meeting Minutes of 11/28/23. Motion passed unanimously.

INVOICES: Motion by D. Cuny, seconded by K. Grant, to approve payment of \$1,628.90 to the Danbury NewsTimes for invoices related to legal noticing. Motion passed unanimously.

EXECUTIVE SESSION:

Motion by K. Grant, seconded by D. Cuny to enter Executive Session at 7:31 pm to discuss the purchase/appraisal of a property for preservation as open space.

Invited to attend were B. Cavagna, Planner, and A. Martinez, Recording Secretary.

Motion by K. Grant, seconded by K. Stevens to exit Executive Session at 7:55 p.m. Only discussion occurred, no votes were taken.

NEW BUSINESS:

Steve Hiteshew, 43 Turkey Plain Road, Accessory Structure

K. Grant made a motion, seconded by K. Parsons to accept this Application and schedule a public hearing for Steve Hiteshew, 43 Turkey Plain Road, Accessory Structure for January 9, 2024. Motion passed unanimously.

WORK SESSION:

Motion by K. Stevens, and seconded by R. Legnard to approve funding not to exceed \$10,000.00, for open space, for appraisal on possible purchase. Vote; all in favor. Motion passed unanimously.

Christopher Taylor, 4 Katrina Circle, Structure in front yard, Special Permit.

K. Stevens opened the floor to discussion by the Commissioners. Discussion ensued.

Motion by D. Cuny, and seconded by K. Parsons to approve a Special Permit for a structure in front yard on property located at 4 Katrina Circle, Bethel CT owner by Christopher Taylor subject to conditions.

Reasons:

The Commission has carefully considered the application with regard to the project's location, and have determined that this special permit will not imperil and health, safety and welfare of the community. Motion passed unanimously.

Alex Rossomando, 22 Taylor Avenue, Storage Units, Special Permit.

K. Stevens opened the floor to discussion by the Commissioners. Discussion ensued.

Motion by D. Cuny, and seconded by K. Stevens to approve a Special Permit for four storage units owned by Kross and Associates LLC. The majority of which is used for storage of Tile by Elon Tile Company.

Reasons:

The Commission has carefully considered the application with regard to the project's location, density, architecture, and site design and have determined that this special permit will not imperil and health, safety and welfare of the community. Motion passed unanimously.

ELECTION OF OFFICERS:

Motion by D. Cuny, and seconded by S. Braden to maintain current slate as discussed K. Stevens Chair, K. Grant Vice Chair, and B. Legnard Secretary. Motion passed unanimously.

PUBLIC INPUT: None

PLANNER'S REPORT:

B. Cavagna went over online training requirements from the new Commission members. Public Act 2-29.

B. Cavagna stated the office is working with SLR, cartographer zoning map.

B. Cavagna stated Zoning books will be updated and the Commission will receive them the end of January.

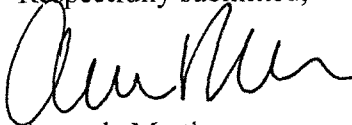
B. Cavagna went over that the Commission should refrain from participating in online discussions on social media platforms.

COMMISSION COMMENTS: Kitty Grant

ADJOURN:

Motion by K. Stevens, seconded by M. Kozlowski at 8:25 p.m. Motion passed unanimously

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amanda Martinez', written in a cursive style.

Amanda Martinez
Recording Secretary