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## TOWN OF BETHEL LAND USE DEPARTMENT

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

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### PLANNING & ZONING COMMISSION MEETING MINUTES

May 14, 2024

7:00 p.m.

Bethel Municipal Center  
Meeting Room D & Google Meet

**Commissioners Present:** P. Shanley, *Chair*; K. Grant, *Vice-Chair*, D. Ryan, R. Legnard, S. Braden, K. Parsons, E. Brudvig, M. Kozlowski, D. Cuny

**Commissioners Absent:** None

**Staff Present:** D. McCollum, *Land Use Coordinator*; Attorney C. Andres, *Land Use Counsel*

**Meeting to Order:** P. Shanley called the meeting to order at 7:03 p.m., and led the Commission in the Pledge of Allegiance. Commission and Staff introduced themselves to the assembled public. P. Shanley read the Electronic Device Meeting Policy.

#### **PUBLIC HEARING (cont):**

**Tim Draper, 9 Putnam Park Road, 8-30g Affordable Housing, 6 Units**

P. Shanley and D. Cuny recused themselves.

K. Grant took over as chairman.

Attorney N. Marcus, Cohen & Wolf PC, and S. Trinkaus, Trinkaus Engineering LLC, appeared for the applicant.

S. Trinkaus presented updated site plans, including the sewage disposal and storm water management systems; grading, driveway, parking, and landscaping.

Attorney N. Marcus discussed Civil I response dated April, 23, 2024 and responses from the Towns Health Department dated May 10, 2024

T. Draper, the applicant, spoke about the application.

D. McCollum discussed the Site Walk the Commission conducted on May 9, 2024 at 9 Putnam Park Road. Also, briefly discussed the comments from Civil 1 the Commission received dated May 13, 2024.

L. Vasile, Health Department Director, commented on the site plan and briefly discussed recent Health comments dated May 10, 2024, and expressed that a soil test should be done.

T. Richie, P.E, SLR Consulting commented on site plans and discussed recent SLR comments dated May 9, 2024.

C. Pawlowski, P.E, Civil 1 Engineers, commented on site plans and discussed comments from Civil 1 report that was dated April 23, 2024 and May 12, 2024.

D. McCollum reviewed with the Commission results of a meeting with the abutting property owner at 123 Milwaukee Ave. D. McCollum reviewed photos and measurements taken from the rear line of 9 Putnam Park Road, showing a water flow approximately 60 feet from that area onto the 123 Milwaukee Ave property. Discussion ensued.

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

Those who spoke:

- Ann Tucci                                 81 Putnam Park Road
- Nicholas Jordan                       22 Wolfpits Road

D. McCollum, S. Trinkaus, and T. Draper, the applicant, responded to questions raised by the public and the Commission.

Motion by K. Grant, seconded by M. Kozlowski to continue the Public Hearing to 6/4/2024, at 7:00 p.m. The applicant will have testing for wetland soil done on the site prior to the next meeting. Motion passed unanimously.

K. Parsons left the meeting.

K. Grant reseated P. Shanley. D. Cuny returned.

Motion by K. Grant, seconded by D. Ryan, to take a brief recess at 9:20 pm. Motion approved unanimously

B. Cavagna, *Planning and Zoning Official*, joined meeting.

**PUBLIC HEARING (new):**

P. Shanley resumed the meeting at 9:27 pm.

**Gayatri Corporation, 18 Stony Hill Road, Site Plan, Special Permit, Excavation & Fill Permit, Text Amendment**

K. Grant read Legal Notice.

B. Cavagna stated that all of the Town responses have been submitted expect for the Police Commission; they will be meeting during the week and will submit a response by the next Public Hearing.

Attorney P. Olson, M. Juan, Architect, W. Kenny, Landscape Architect; and K. Patel, Managing Principal, Fairfield Hotel Group appeared for the applicant.

Attorney P. Olson submitted for the record notices to abutting neighbors from 18 Stony Hill. Presented proposed architect plans.

M. Juan of Seventy2Architects discussed interior and exterior proposed design and showed the Commission sample materials that are proposed to be used for the Hotel.

W. Kenny of William Kenny Associates LLC, presented landscape designs including plants, trees, garden spaces and a driveway that will be removed.

Attorney P. Olson reviewed the proposed plans for exterior wall designs, how many signs, and how high they will be.

No one spoke in favor or against from the general public.

The Commission asked questions and made comments.

P. Shanley continued Public Hearing to 5/28/24 to review engineering and traffic reports.

**SRI, LLC, 140 Greenwood Ave, Site Plan, Special Permit**

K. Grant read Legal Notice.

P. Shanley continued the Public Hearing to 5/28/2024, at 7:00 p.m.

P. Shanley moved work session on the agenda before business meeting.

**WORK SESSION:**

**Review of the Farms at Stony Hill – 36 Stony Hill Road – Concept Plan**

W. Zuckermann, Farms on Stony Hill present proposed project for 36 Stony Hill Road, retail on the first floor, and residential on the second and third floor. Fifteen to twenty apartments with affordable housing component of 20%. Discussion ensued.

The consensus of the Commission was to not consider this concept at this time.

**BUSINESS MEETING:**

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

MINUTES: Motion by K. Grant, seconded by B. Legnard, to approve Regular Meeting Minutes of 4/23/24. Motion passed (6-0-1). M. Kozlowski – abstained.

INVOICES: Motion by K. Grant, seconded by D. Cuny, to approve payment of \$884.90 to the Danbury NewsTimes for invoices related to legal notices. Motion passed unanimously.

**NEW BUSINESS:**

**ECB Realty LLC, 22 Stony Hill Road, Site Plan, Special Permit.**

P. Shanley made a motion, seconded by K. Grant to accept this Application and schedule a Public Hearing for ECB Realty LLC, 22 Stony Hill Road, Site Plan, Special Permit for June 25, 2024. Motion passed unanimously.

**PLANNERS REPORT:**

**Greenwood Ave Banners**

B. Cavagna presented photos of the new blue Greenwood Ave Banners. Discussion ensued.

**10 Topstone Drive**

B. Cavagna discussed the property 10 Topstone Drive, the owners applied for a special permit to construct an accessory structure for a home office and associated amenities. Asked the Commission to accept this application and schedule a Public Hearing for May 28, 2024.

Motion by P. Shanley, seconded by K. Grant to accept this Application and schedule a Public Hearing for Samantha Edelman, 10 Topstone Drive, Accessory Structure for May 28, 2024. Motion passed unanimously.

**COMMISSION COMMENTS:**

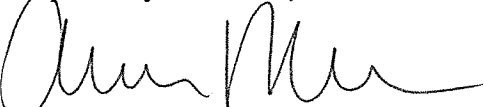
Kitty Grant  
Spruille Braden

**PUBLIC INPUT:** None

**ADJOURN:**

Motion by K. Grant, seconded by D. Ryan, to adjourn the meeting at 10:39 p.m. Motion passed unanimously.

Respectfully submitted,



Amanda Martinez  
Recording Secretary