

D. McCollum, C. Busnel, and S. Edelamn, the applicant, responded to questions raised by the public and the Commission.

K. Grant closed Public Hearing.

PUBLIC HEARING (cont):

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

Attorney P. Olson; M. Lancor, P.E; K. Hua, Traffic Engineer; and K. Patel, Managing Principal, Fairfield Hotel Group appeared for the Applicant.

Attorney P. Olson discussed architecture lighting on the outside, and having four wall signs on the proposed building.

M. Lancor, P.E., presented and discussed proposed site plan including drainage, parking, and bus stop location.

K. Hua, Traffic Engineer; presented and discussed traffic studies that were conducted during weekend peak hours. Also, discussed removing one driveway and turning the remaining driveway into a two way.

D. McCollum spoke regarding the application.

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

Those who spoke:

- Tom Falotico Chimney Heights
- Betty J Liberty 8 Grand Street
- Brad Koltz 1 Fairchild Drive

Attorney P. Olson, M. Lancor, K. Hua, and K. Patel, responded to questions raised by the public and the Commission.

K. Grant continued Public Hearing to 6/11/24 to review Town and Staff comments.

Motion by M. Kozlowski, seconded by K. Parsons, to take a brief recess at 8:07 pm. Motion approved unanimously

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

K. Grant resumed the meeting at 8:20 pm.

K. Grant read Public Comments into the record.

Attorney P. Olson; D. Virbickas, P.E; C. Busnel, Project Manager for BBS Design, LLC; S. Popuri the applicant, appeared for the application.

Attorney P. Olson discussed the variance application that was submitted to the Zoning Boards of Appeals Commission regarding 140 Greenwood Ave, and was approved on February 20th, 2024.

C. Bunsel presented the proposed building design and materials for the exterior of the building. He added the layout of each floor and each unit will be accessible.

D. Virbickas presented updated site plans and discussed traffic, landscape, and comments made from the Health Department and the Fire Marshal.

D. McCollum spoke regarding the application.

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

Those who spoke:

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|------------------------|-----------------------|
| - Malcom Barksdale | 145 Greenwood Ave |
| - Patrick Wild | 31 Nashville Road Ext |
| - Cynthia McCorkindale | 19 Elgin Avenue |
| - Brad Koltz | 1 Fairchild Drive |
| - Nancy Sudik | 2 Ridgedale Road |
| - Carolyn McKenna | 118 Putnam Park Road |
| - Graig Defreese | 123 Codfish Hill Road |
| - Janice Moy | 10 Dimond Avenue |
| - Penny Kessler | 22 Spring Hill Lane |

E. Volpati, Village District Consulting Architect discussed the proposed building design including the roof, and stated more work needs to be done to the proposed design.

Attorney P. Olson, C. Busnel, D. Virbickas, and S. Popuri responded to questions raised by the public and the Commission.

K. Grant continued the Public Hearing to 6/11/2024 to wait for Town and Staff comments.

BUSINESS MEETING:

MINUTES: Motion by M. Kozlowski, seconded by S. Braden to approve Regular Meeting Minutes of 5/14/24. Motion passed unanimously.

INVOICES: None

WORK SESSION:

Motion by M. Kozlowski, seconded by D. Ryan to add Samantha Edelman, 10 Topstone Drive, Accessory Structure to Work Session. Motion passed unanimously.

Samantha Edelman, 10 Topstone Drive, Accessory Structure

K. Grant opened the floor to discussion by the Commissioners. Dissuasion ensued.

Motion by K. Grant, seconded by K. Parsons to approve a special permit for an accessory structure, for personal use only located at 10 Topstone Drive, Bethel CT owner by Samantha Edelman subject to conditions.

Reasons:

The Commission finds that 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.

NEW BUSINESS:

NILRA Realty Corp, 165 Grassy Plain Street, Site Plan, Special Permit.

M. Kozlowski made a motion, seconded by K. Parsons to accept this Application and schedule a Public Hearing for NILRA Realty Corp, 165 Grassy Plain Street, Site Plan, Special Permit for July 9, 2024. Motion passed unanimously.

COMMISSION COMMENTS:

Michael Kozlowski

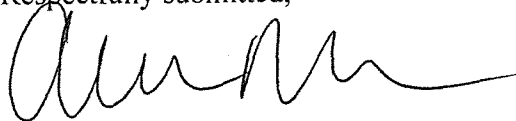
PUBLIC INPUT:

Brad Koltz 1 Fairchild Drive

ADJOURN:

Motion by M. Kozlowski, seconded by K. Parsons, to adjourn the meeting at 10:32 p.m. Motion passed unanimously.

Respectfully submitted,



Amanda Martinez
Recording Secretary