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# TOWN OF BETHEL LAND USE DEPARTMENT

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

## PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES

October 1, 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, E. Brudvig, D. Cuny

**Commissioners Absent:** M. Kozlowski, K. Parsons, J. DeRosa

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

**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.

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

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

D. Virbickas, P.E, Artel Engineering Group, LLC appeared for the Applicant.

D. Virbickas discussed the truck turning plan.

D. Virbickas received engineer comments and addressed them to the Commission.

D. Virbickas discussed modified site plan and soil testing that was done on the property. The soil testing was done on various areas of the property and all came back positive.

D. Virbickas stated there are two wells on a neighboring property. He designed the septic for the proposed project to stay away from the wells and use town water.

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

The Commission asked questions and made comments.

D. Virbickas answered questions raised by the Commission.

Staff stated revised drawings have been reviewed by SLR and there are no further concerns.

P. Shanley closed Public Hearing.

**Bethel 32 Henry LLC, 32 Henry Street, Site Plan, Special Permit**

A. Horan appeared for the application.

A. Horan submitted for the record a statement from the State on the easement that is on the property and they have no concerns.

D. McCollum stated S. Trinkaus, Trinkaus Engineering LLC, submitted revised site plans and storm water management right before the meeting and Commission needs time to review the new material.

B. Cavagna dispersed an email correspondence from T. Ritchie P.E, SLR Consulting to Staff with feedback on the proposed project.

B. Cavagna stated the highlighted sections of the correspondence have not yet been addressed by the applicant.

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

The Commission asked questions and made comments.

A. Horan answered questions raised by the Commission.

Staff requested the applicant grant a 30-day extension, so the Commission has time to review the new material and the applicant can address the new comments raised by SLR.

A. Horan verbally approved the 30-day extension.

P. Shanley continued Public Hearing to 10/22/24 to wait for Town engineer comments to be addressed, revised drainage system and revised site plan.

**WORK SESSION:**

P. Shanley sat E. Brudvig for M. Kozlowski, and D. Cuny for K. Parsons for all remaining votes during this meeting.

K. Grant stated she read the minutes from the last meeting.

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

B. Cavagna dispersed a draft "Resolution of Approval" to the Commission.

P. Shanley opened the floor to discussion by the Commissioners. Discussion ensued.

Motion by P. Shanley, seconded by K. Grant to approve a site plan for a new 3,106 sf building a gas station and convenience store with a canopy on property located at 22 Stony Hill Road, Assessors Map 71, Block 109, Lot 01, owned by ECB Realty LLC, subjected to following stipulations 1 through 12.

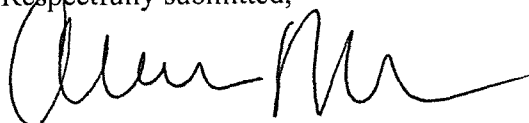
Reason:

In granting this approval the Planning and Zoning Commission states that the proposed project is in substantial conformance with the zoning regulations and the Plan of Conservation and Development of the Town of Bethel, and that the project will not have a detrimental effect on neighboring properties or in the development of the surrounding district. Motion passed (5-1-0).  
D. Ryan – no.

**ADJOURN:**

Motion by B. Legnard, seconded by S. Braden, to adjourn the meeting at 7:48 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