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## TOWN OF BETHEL LAND USE DEPARTMENT

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

### PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

November 26, 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, M. Kozlowski, J. DeRosa, E. Brudvig

**Commissioners Absent:** K. Parsons, D. Cuny

**Staff Present:** B. Cavagna, *Planning & Zoning Official*, D. McCollum, *Land Use Coordinator*; D. Carter, *First Selectman*; Attorney C. Andres, *Land Use Counsel*; A. Martinez, *Recording Secretary*

**Meeting to Order:** P. Shanley called the meeting to order at 7:05 p.m. and led the Commission in the Pledge of Allegiance. Commission and Staff introduced themselves.

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

B. Cavagna, and P. Shanley recused themselves.

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

S. Trinkaus, Trinkaus Engineering LLC, and T. Draper, the applicant, appeared for the application.

S. Trinkaus stated he submitted a full set of modified plans to Staff, and is waiting on Staff comments.

D. McCollum stated modified full site plans dated 11/21/24, and storm water management plans dated 11/21/24 that were both forwarded to experts for review.

D. McCollum distributed a letter from Attorney N. Marcus, Cohen and Wolf, P.C. stated the Applicant agrees to a 30-day extension of the time in which a decision must be rendered from the Planning and Zoning Commission.

Staff distributed updated review comments by L. Vasile, Director of Public Health, dated November 26, 2024, and stated C. Pawlowski, P.E, of Civil Engineers also submitted updated review comments dated November 25, 2024.

Staff is still waiting for review comments from T. Richie, P.E, of SLR International Corporation.

D. McCollum discussed Inland Wetlands meeting on November 25, 2024, they approved an Application for Regulated Activities for 9 Putnam Park Road.

L. Vasile, briefly discussed her review comments dated November 26, 2024, and stated she did meet with the Applicant and C. Pawlowski on the property.

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

Those who spoke:

- Allen Akowicz 10 Putnam Park Road

L. Vasile, C. Pawlowski, and T. Draper responded to questions raised by the public and the Commission.

K. Grant continued the Public Hearing to December 10, 2024.

#### **BUSINESS MEETING:**

B. Cavagna, and P. Shanley returned.

P. Shanley sat J. DeRosa for K. Parsons for all remaining votes during this meeting.

K. Grant stated she listened to the previous meeting on 11/12/24 and is all caught up.

**MINUTES:** Motion by M. Kozlowski, seconded by K. Grant, to approve amended Regular Meeting Minutes of 10/22/24 (**Please see attached for corrections**). Motion passed unanimously.

**INVOICES:** None

#### **CORRESPONDENCE:**

##### **Parloa Park Improvements, 8-24 Referral**

B. Cavagna distributed a letter from the Parks & Recreation Commission Chair, L. Valenti on Parloa Park proposed improvements, and asking the Planning and Zoning Commission to issue a positive report to move along with the proposed plan. Discussion ensued.

D. Carter discussed the ARPA funds in the amount of \$500,000 and was matched by the Board of Selectman. The condition of receiving ARPA funding requires that monies be committed by the end of the calendar year, December 31, 2024. Discussion ensued.

Motion by B. Legnard, seconded by M. Kozlowski to make a positive report for 8-24 referral on Parloa Park Improvements. Motion passed (6-1-0). P. Shanley – against.

### **NEW BUSINESS:**

#### **Vintage & Classic, 20 Trowbridge Drive, Site Plan**

Motion by P. Shanley, seconded by D. Ryan to accept this application and schedule a Public Hearing for Vintage & Classic, 20 Trowbridge Drive, Site Plan for January 14, 2025. Motion passed (6-0-1). M. Kozlowski – abstained.

#### **Kevin Cleary, 105 Milwaukee Avenue, 8-30g / 12 units**

Motion by P. Shanley, seconded by K. Grant to accept this application and schedule a Public Hearing for Kevin Cleary, 105 Milwaukee Avenue, 8-30g / 12 units for January 14, 2025. Motion passed unanimously.

#### **Tony Diorio, 53 Taylor Avenue, 8-30g / 26 one-bedroom units**

Motion by P. Shanley, seconded by M. Kozlowski to accept this application and schedule a Public Hearing for Tony Diorio, 53 Taylor Avenue, 8-30g / 26 one-bedroom units for January 28, 2025. Motion passed unanimously.

B. Cavagna stated the Commission should consider hiring a GO Technical Engineer regarding 53 Taylor Avenue Application, and SLR has one on Staff. The charges will go back to the Applicant. Discussion ensued.

Motion by K. Grant, seconded by D. Ryan to approve SLR services to hire a GO Technical Engineer and billed back to the Applicant. Motion passed (6-0-1) P. Shanley – abstained.

P. Shanley stated he will be recused from 53 Taylor Avenue Application.

### **WORK SESSION:**

#### **Equipment use within the Industrial Park Zone**

S. Lyman discussed proposed plan to have various different construction equipment for rent. It would be pickup and delivery by customer. Interior and exterior storage. Interior will be focused on repair services on own equipment and storage. Discussion ensued.

Upon polling the Commission for a consensus and determining one was reached, P. Shanley requested Staff to add this to a future Agenda for further discussion.

#### **TOD/Taffic and Mobility Study**

B. Cavagna requested E. Swenson, Director of Bethel Public Works to attend the next Regular Meeting on December 10, 2024 to present his TOD presentation to the Commission.

B. Cavagna will reach out to G. Del Rio, Traffic Engineer, Hardesty & Hanover, LLC joining the next Regular Meeting on December 10, 2024 to discuss traffic and mobility.

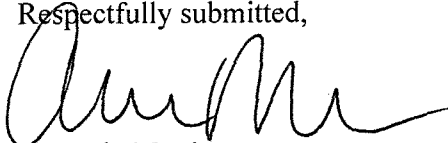
### **COMMISSION COMMENTS: None**

**PUBLIC INPUT:** None

**ADJOURN:**

P. Shanley declared meeting adjourned at 8:20 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amanda Martinez', written over the printed name.

Amanda Martinez  
Recording Secretary

Corrections to 11/12/24 minutes

pg 1

I believe L. Vasile should be added to staff present (what about the town's engineering firms? - are they considered staff?)

pg 4

State Statute (not Statue)

E. Swenson (not Sweson)

pg 5

Public Input (address / name spelling corrections)

-Gina Cubbage (not Gena)

-Barbara (not Barbra) Stauder (74 Arrowhead Rd, Brookfield)

-Claire Bacon (not Bacoön) & (name of attorney is Voltre, not Votré)

-Ronald Adams (Brookfield, CT, not Danbury)

-Gwyn Grant (not Quin)

-Jan Moy 10 Diamond Ave. (not Dimond)