

MINUTES

TOWN BETHANY CONNECTICUT
PLANNING AND ZONING COMMISSION
PUBLIC HEARING @ REGULAR VIRTUAL MEETING @7 P.M.
WEDNESDAY, DECEMBER 2, 2020.

APPROVED AT THE JANUARY 6, 2021 REGULAR MEETING

The regular "Virtual Zoom" meeting of the Planning and Zoning Commission was called to order at 7:04 p.m.

The following Commission Members were present:

Kimberly McClure Brinton, Chair
Donna Shea, Member/Secretary
Bob Harrison, Member
Alex Hutchinson, Member
Brad Buchta, Alternate Member
Andy Zielinski, Alternate Member (seated as Voting Member)

The following Commission Members were excused:

Rob White, Member
Brett Pallotto, Alternate Member

Also present were:

Hiram Peck, Planning Consultant
Isabel Kearns, Zoning Enforcement Officer

APPROVAL OF MINUTES

It was moved by Member Harrison and seconded by Member Shea to approve the minutes of the November 4, 2020 Regular Meeting.

Voting for: Brinton, Shea, Harrison, Hutchinson, Zielinski. Unanimous approval.

BILLS

It was moved by Member Harrison and seconded by Member Hutchinson to approve the payment of \$1,200.00 (monthly pro rate basis), for services rendered for November 2020 by Hiram W. Peck III, AICP, Planning Consultant.

Voting for: Brinton, Shea, Harrison, Hutchinson, Zielinski. Unanimous approval.

GENERAL CORRESPONDENCE

REGULAR MEETING CORRESPONDENCE:

1. Letter to Mr. & Mrs. Todd Bonner from Isabel Kearns, ZEO, dated December 1, 2020, Re: ***Notice of Violation, 153 Cheshire Road (Assessor's Map 120; Lot 19).***
2. Letter from Roderick White, Fire Marshal Town of Bethany Director of Emergency Management to the Planning and Zoning Commission, dated November 23, 2020., Re: ***Application # 2020-13 Accessory Apartment ...jurisdiction for approval.***
3. Letter to Mr. & Mrs. Todd Bonner from Isabel Kearns, ZEO, dated November 12, 2020, Re: ***Notice of Violation, 153 Cheshire Road (Assessor's Map 120; Lot 19).***
4. Letter to Mr. Thomas Capasso from Isabel Kearns, ZEO, dated November 10, 2020, Re: ***Final Notice of Violation, 256 Amity Road (Assessor's Map 118; Lot 50).***

PRESENTATION, COMMISSION DISCUSSION, AND COMMENTS: The Commission discussed the letter from Roderick White, Fire Marshal Town of Bethany

MINUTES

TOWN BETHANY CONNECTICUT
PLANNING AND ZONING COMMISSION
PUBLIC HEARING @ REGULAR VIRTUAL MEETING @7 P.M.
WEDNESDAY, DECEMBER 2, 2020.

Director of Emergency Management to the Planning and Zoning Commission. The Commission is inviting Mr. White to the Regular Meeting of January 6, 2020 to discuss and address his jurisdiction as Fire Marshal regarding the permit applications process.

NEW BUSINESS

1) 84 Sperry Road – Timothy & Deidre Martin - Application # 2020-13., Re: Special Exception Accessory Apartment. TABLED

The applicant was not present to speak on behalf of the application but had addressed an email dated November 25, 2020 to the Commission requesting a hearing at the January 6, 2021 meeting.

Motions:

It was motioned by Member Harrison and seconded by Member Shea to schedule a Public Hearing for the Non - Administrative Zoning Permit Application #2020-13 for Special Exception Accessory Apartment, at 84 Sperry Road. The Public Hearing is scheduled to be held at the Regular Meeting of January 6, 2021 at 7:15 p.m.

Voting for: Brinton, Shea, Harrison, Hutchinson, Zielinski. Unanimous approval.

OLD BUSINESS

1) 9 Russell Road - David Logue - Discussion Regarding On-Site Lighting.

Present to speak on behalf of Green Light Auto Sales was Mr. David Logue.

PRESENTATION, COMMISSION DISCUSSION, AND COMMENTS:

- The Commission noted that there will be shields installed on the lights.
- The shields will be installed and will be full-cut-off lights.
- Green Light Auto Sales will have the shields fully installed most likely by the end of the month.

2) Discussion to Amend the Proposed Zoning Regulations Final Draft.

- Two were two public hearings held on the Proposed Zoning Regulation. The first public hearing was held on January 10, 2020 and the second and final public hearing was held on November 4, 2020.
- Comments from the public were received at both public hearings and taken under consideration,
- The Commission has discussed the administrative revisions to the Zoning Regulations to be made and finalized for adoption,
- The Commission then proceeded to set the effective date for Adoption to the Proposed Zoning Regulations to January 10, 2021.

Motions:

It was motioned by Member Hutchinson and seconded by Member Shea to Adopt the Regulations as amended and approved, with final administrative changes set forth. The Adoption of the Regulations is set to be effective January 10, 2021.

Voting for: Brinton, Shea, Harrison, Hutchinson, Zielinski. Unanimous approval.

MINUTES

TOWN BETHANY CONNECTICUT
PLANNING AND ZONING COMMISSION
PUBLIC HEARING @ REGULAR VIRTUAL MEETING @7 P.M.
WEDNESDAY, DECEMBER 2, 2020.

OTHER BUSINESS

- The Commission discussed the public hearing that took place at the Town of Woodbridge in relation to the Open Community Alliance Group.

ENFORCEMENT OFFICER'S REPORT

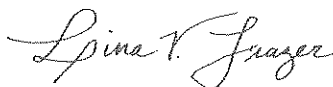
Zoning Enforcement Officer Isabel Kearns announced that there a few New Residential developments in Bethany.

ADJOURNMENT

There being no further business to come before the Commission, it was moved by Harrison and seconded by Hutchinson to adjourn the regular meeting at 7: 54 p.m.

Voting for: Brinton, Shea, Harrison, Hutchinson, Zielinski. Unanimous approval.

Respectfully submitted,



*Lina V. Frazer,
Planning and Zoning Commission Clerk.*

