

# MINUTES

TOWN BETHANY CONNECTICUT  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING @ REGULAR VIRTUAL MEETING @7 P.M.  
WEDNESDAY, MAY 5, 2021.

**APPROVED AT THE REGULAR MEETING OF JUNE 2, 2021.**

The regular "Virtual Zoom" meeting of the Planning and Zoning Commission was called to order at 7:05 p.m.

The following Commission Members were present:

Kimberly McClure Brinton, Chair  
Donna Shea, Member/Secretary  
Bob Harrison, Member  
Alex Hutchinson, Member  
Rob White, Member  
Brad Buchta, Alternate Member  
Andy Zielinski, Alternate Member

The following Commission Members were excused:

Brett Pallotto, Alternate Member

Also present were:

Hiram Peck, Planning Consultant

Visitors: Marie Pulito, Joe Hammer, Esq., John Corbo, and Brenda Caldwell.

## APPROVAL OF MINUTES

It was moved by Member Harrison and seconded by Member White to approve the minutes of the April 7, 2021 Regular Meeting. Member White corrected/noted that he abstained his vote on the approval of the minutes section, since he was not present at the March 3<sup>rd</sup> meeting. Voting for: Brinton, Shea, Harrison, White. Abstained: Hutchinson.

## 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 April 2021 by Hiram W. Peck III, AICP, Planning Consultant. Voting for: Brinton, Shea, Harrison, White, Hutchinson. Unanimous approval.

REGULAR MEETING CORRESPONDENCE: (None at this time).

PUBLICATIONS/ WORKSHOPS: (None at this time).

## NEW BUSINESS

- 9 Munson Road - Appl# 2021-08 - Escape the Crate, LLC. - Janis Copes.
  - a. Non-Administrative Permit - Dog Training.

The applicant could not be present to speak on behalf of the application due to work schedule hours.

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***PRESENTATION, COMMISSION DISCUSSION, AND COMMENTS:***

- The Commission Chairman Brinton in full disclosure and noted that the applicant used to have the classes at her offices and now she is relocating to 9 Munson Road to do the dog training classes.
- According to the application she will have two employees and her hours of operation will be from 9 a.m. to 8 p.m. Member Hutchison asked if the training will be indoors. Chairman Kim noted that it appears to be the case.

It was moved by Member Harrison and seconded by Member Shea to approve application #2021-08 as presented. ***Voting for: Brinton, Shea, Harrison, White, Hutchinson. Unanimous approval.***

- **244 Bethmour Road - Appl# 2021-09 – Michelle Ardito. (TABLED).**
  - a. Non-Administrative Permit to Remove topsoil to replace with sand for riding arena.

No one was present to speak on behalf of the application.

***PRESENTATION, COMMISSION DISCUSSION, AND COMMENTS:***

- Member Harrison asked if a map was provided and if it meets all the setbacks requirements.
- Member Harrison also noted to the board that he was on the GIS and indicated that the property is a 3 acres lot.
- Town Planner Hiram Peck noted that there is no specification or calculations given on the amount of top soils or sand that will be placed on the area.
- Member Harrison noted that there is not information given to decide on the application. Member White concurred.
- Member Harrison noted and asked if the applicant provides the information required for an informed decision, can the office / acting ZEO review it, and approve it, rather than having the application be returned to the commission for approvals. Town Planner Hiram Peck noted that he can review once the applicant provides the information and would advise Chairman Brinton to sign the application on behalf of the ZEO.

Member Harrison moved that, for application 2021-09, the applicant provide and meet the necessary requirements as specified on the application. Once the supporting documentation is provided for the application, then the application can be signed by Chairman Brinton on behalf of the ZEO, without having to be presented back to the commission. Member Shea seconded. ***Voting for: Brinton, Shea, Harrison, White, Hutchinson. Unanimous approval.***

- **6 Brookwood Road - Appl# 2021-10 - Brenda Caldwell – CT Seedlings**
  - a. Non-Administrative Permit to grow seedlings at the property in partnership with CT Seedlings.

Present to speak on behalf of the application was Brenda Caldwell.

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***PRESENTATION, COMMISSION DISCUSSION, AND COMMENTS:***

- Mrs. Caldwell addressed to the commission and mentioned that this is joint collaboration with her daughter Alani. The business provides curated collections of organic vegetables, pollinator plants, and herbs all. The seedlings are also sold online. There are also educational online tutorials.

It was moved by Member Harrison and seconded by Member Shea to approve the application # 2021-10 as presented. ***Voting for: Brinton, Shea, Harrison, White, Hutchinson. Unanimous approval.***

- **48 Old Amity Road - Appl# 2021-07 - Joseph Hammer, Esq. – Day Whitney, LLP.**
  - a. Non-Administrative Permit to conduct filling and grading, plating of grass, repaving and widening of existing driveway on site.

Present to speak on behalf of the application was Joseph Hammer, Esq.

***PRESENTATION, COMMISSION DISCUSSION, AND COMMENTS:***

- The commission received the application and discussed the date to schedule the Public Hearing for determination and possible conditions of approvals for the special exception and non-administrative application #2021-07 to be scheduled on June 2, 2021.

It was moved by Member Harrison and seconded by Member Hutchinson to schedule a Public Hearing for application # 2021-07 for the Yale University's property located at 48 Old Amity Road. The public hearing is to be scheduled on June 2, 2021. ***Voting for: Brinton, Shea, Harrison, White, Hutchinson. Unanimous approval.***

## **OLD BUSINESS**

1. **Commission Discussion related to Medical Use Cannabis Sales and Recreational/Adult Sales permitting in Town.**
  - a. Staff discussion update.

***PRESENTATION, COMMISSION DISCUSSION, AND COMMENTS:***

- Town Planner Hiram Peck noted that he is not aware of any updated questions that would be needed to be presented to Town Counsel for clarification and advisement at this point.
- If the commission would be entertaining the use of cannabis either for production or for a sale facility, it advises to share questions to him in order to make recommendations for changes or adoption into the regulations and to have Town Counsel look into it whether the legislature passes or not.

2. **Affordable Housing Committee Update.**

- Committee Chairman Hutchinson announce that there are pretty divergent views and has been a learning curve process for the committee.

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- Committee Chairman Hutchinson noted that the plan is to be put in place due to legislative or mandatory requirement under statute 8-30j and without a plan, it could potentially cause financial disadvantage on discretionary funds that could be provided to the town. The plan will also be part of the POCD plan.
- The focused in the last two weeks has been to develop a survey to provide to the Town's residents for feedback and inputs.
- There were some discussions related to the survey and logistics as per when will it be delivered to residents or if it would be made available online via Survey Monkey and/or Town website.

### 3. Plan of Conservation and Development (POCD) Update

#### ***PRESENTATION, COMMISSION DISCUSSION, AND COMMENTS:***

- Town Planner Hiram Peck recommended to the commission to look into the current plan and to look into three parts in new planning processes. One in particular has to do with equity and other has to do with inclusion.
- Once the plan is set it will be going for approval at a public hearing for town approval.

#### **ENFORCEMENT OFFICER'S REPORT (none at this time).**

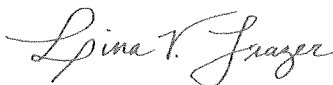
#### **OTHER BUSINESS**

- Member Harrison asked for an update on the Simpson property and asked to be placed on the next meeting's agenda.

#### **ADJOURNMENT**

There being no further business to come before the Commission, it was moved by Commission Harrison and seconded by Commission Member Hutchinson to adjourn the regular meeting at 8:14 p.m. ***Voting for: Brinton, Shea, Harrison, White, Hutchinson. Unanimous approval.***

Respectfully submitted,



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Lina V. Frazer,  
Planning and Zoning Commission Clerk.

