

PLANNING AND ZONING COMMISSION

Public Hearing Meeting Minutes
Proposed Map and Text
Amendment to Zoning Regulations
Application P-2017-212A
June 15, 2017
Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Vice Chairman B. Giglio, Commissioners D. Taylor, Patricia Hinman, Bob Starkey, Doug Parsons, Domenic Setaro and Raymond Jurzynski.
Absent: Cal Brennan.

I Call to Order

The meeting was called to order by Chairman K. McDuffie at 6:33 P.M.
The Pledge of Allegiance was recited and the legal call was read into the minutes.

II Proposed Map and Text Change P-2017-212A

Atty. Stephen Bellis came forward and stated that even though he believed it not required, that the surrounding property owners and the Town of Bethany was notified of this public hearing.

He said that the trend in Connecticut is to not buy large lots with large houses, but rather to want more clustered housing and open space around them. He proposes a "P.R.O.D." for the 130 acres site. It would contain the same number of units as an R1 would allow. It would be maintained by an association. The structure and land would be owned by the buyer. Private sewer maintained by the association.

III Comments from the Public

Chairman K. McDuffie asked if there were any comments from the public and Mary Ellen Fernandes, 31 South Circle came forward and questioned if indeed the same amount of units would be able to fit (if it remained R1) because of possible wetlands, making it possible to cluster the units and use unbuildable land for the "open space".

Randy Bruce, Miller Road, stated that it would be a high cluster housing in a small area. Charlie Edwards, 30 Lorraine Drive, said the sewer plant needs a major upgrade and he believes this would be best for the town.

Chairman K. McDuffie asked three times if there were any other comments from the public and no one came forward.

Attorney Bellis said that an R1 would be public and cost the town. Maybe the developer would choose to do it as an R1 or put affordable housing on that parcel.

A motion to close the public hearing was made by Vice Chairman Giglio and 2nd by Comm. P. Hinman. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, 6/17/17