



ZONING BOARD OF APPEALS

Clifford J. Hurgin Municipal Center
1 School Street, Bethel, Connecticut 06801 *(203) 794-8578

ZONING BOARD OF APPEALS MEETING MINUTES October 20th, 2015 – BETHEL MUNICIPAL CENTER 7:00 P.M. – MEETING ROOM D

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TOWN OF BETHEL
TOWN CLERK

COMMISSION MEMBERS PRESENT : J. Hurgin; J. Streaman; M. Ryan; R. Lawlor; S. Dolan.

J. Hurgin called the meeting to order at 6:58 p.m.
Chairman Hurgin read the Legal Notice.

PUBLIC HEARING:

15-03: Town of Bethel, 2U Govenors Lane For a Variance of Sec. 3.4.C.1 of the Zoning Regulations for required side setback from 10' to 7' proposed and front setback from 30' to 11' proposed for a pump station..

Chairman Hurgin read the Staff Report dated October 20, 2015 from Steven Palmer, Planning & Zoning Director, into the record.

Present for the applicant were Peter A. Quern, P.E. and Marius Jedrychowski, P.E. of Wright-Pierce. Mr. Quern discussed the purpose and function of the existing pump station and the need to upgrade the equipment in accordance with the Town's Capitol Improvements Plan.

The applicant requested a variance of the setback requirements to construct a new one (1) story building for a water pump and install a free standing back-up generator. The property is located in the residential R-20 Zone and it's 6,098 s.f. in area which makes it nonconforming to lot area and lot shape. The property is currently used as a pump station and the proposal is considered a much needed if not mandatory update.

The one story building and generator will be 11 feet from the front property line and the building and generator will be 7 feet from the side yard setback line. A new driveway is proposed to provide access to the property and there will be a chain link fence and locking system installed around the perimeter for security purposes. Several perimeter trees will be removed due to their deteriorating condition and replaced with screening trees from the neighbors on either side of the property.

