ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS AMENDED MEETING MINUTES
July 19, 2016 – BETHEL MUNICIPAL CENTER
6:00 P.M. – MEETING ROOM D

COMMISSION MEMBERS PRESENT : R. Lawlor; J. Streaman; M. Ryan; R. Merritt; J. Kelley, F. Pulle and B. Cavagna, Zoning Official

ABSENT: S. Dolan and S. Catino

R. Lawlor called the meeting to order at 6:05 p.m. and read the agenda into the record.

R. Lawlor recused himself from the public hearing due to conflict of interest. F. Pulle was seated and J. Streaman chaired the hearing.

PUBLIC HEARING:

16-06: Draper, 47 Shelley Road For a Variance of Sec. 3.2.C. a to have less than 160,000 s.f. for a rear lot and Sec. 3.2.C.e to create three contiguous access ways.

B. Cavagna read the Staff Report, dated July 19, 2016, into the record. The Commission decided to continue with the hearing.

B. Cavagna distributed a letter from Carol J. Lawlor, 40 Shelley Road, dated July 19, 2016, to the Commission, applicant and hearing attendees for review. A recess was called from 6:20 p.m. to 6:30 p.m. to allow time for review. The Commission decided to continue with the hearing.

Mr. Draper, applicant, handed in to the Chairman the mailing notifications for adjacent neighbors and distributed a report from Wright-Pierce, Jeff Dewey P.E., dated July 13, 2015 and three letters in favor of the variance request, as follows:

Elfrieda Utz 33 Shelley Road
Michael Dunn 35 Shelley Road
Stan Weston 37 Shelley Road

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TOWN CLERK

Present for the applicant was Steve Trinkaus, P.E. Mr. Trinkaus discussed the purpose for requesting a variance.

Discussion ensued regarding the regulations stating legal notification of at least 15 days prior to the opening of the hearing and Mr. Draper's failure to adhere to this timeline.

Mr. Trinkaus requested the applicant be granted an extension. A recess was called from 7:00 p.m. until 7:05 p.m.

Motion by J. Kelley, seconded by R. Merritt, to accept the application extension and request for re-notification for 47 Shelley Road, with a public hearing to be held September 20, 2016. Motion Approved unanimously.

MINUTES:

Motion by J. Streaman, seconded by R. Merritt, to accept the Minutes of the June 21, 2016 meeting. Motion Approved unanimously.

INVOICES:

Motion by J. Kelley, seconded by F. Pulle, to approve payment of the Danbury News Times Legal Notice invoice, in the amount of $510.32. Motion Approved unanimously

NEW BUSINESS:

16-07: Anderson: 35 Hickok Avenue

Motion by R. Merritt, seconded by F. Pulle, to accept 35 Hickok to the agenda for a Public Hearing at the August 10th , 2016 meeting. Motion Approved unanimously

Motion by J. Kelley, seconded by M. Ryan, to adjourn at 7:15 p.m. Motion Approved unanimously

Respectfully Submitted,

Kathy Galbis/ue

Kathy Galbis
Recording Secretary