



PLANNING & ZONING COMMISSION

Bethel Municipal Center
1 School Street, Bethel, Connecticut 06801 *(203) 794-8519

TO APPEAR IN THE DANBURY NEWS TIMES
November 2nd and November 9th 2012

LEGAL NOTICE

The Bethel Planning & Zoning Commission will hold a public hearing on November 13th at 7:00pm in the Riordan Meeting Room D, 1 School Street, Bethel, Connecticut, to hear Berkshire Industrial Park text amendment request to the Town of Bethel Zoning Regulations for the (IP) Industrial Park Zone.

NEW

Section 4.4(B) 4

In the IP Zoning District, a yard or portion thereof, is "adjacent to Residential Property Line" and is subject to the requirements of section 4.4(B) (2) where the yard abuts property which is

- (i) In the RMO,R10,RR10,R20,R30,R40, or R80 zoning districts; and
- (ii) Improved with structures containing three or less residential dwelling units in total.

Otherwise, the yard, or portion thereof is "not adjacent to Residential Property Line" and is subject to the setbacks set forth in section 4.4(B) (1). The determination as to which setbacks apply shall be based on the conditions at the time of application for a new structure on land in the IP Zoning District. Upon completion of such structure, and the issuance of a certificate of occupancy therefore, a change in the conditions on the abutting property shall not render such structure non-conforming, but rather it shall be considered to be in compliance with the requirements of this Section 4.4(B).

At this hearing interested persons will be heard. The amendment is available in the Land Use Office, 1 School Street, Bethel Connecticut.

Patricia Rist
Patricia Rist
Chairman

RECEIVED

2012 OCT 17 A 8 51

TOWN OF BETHEL
TOWN CLERK