



ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES September 27, 2012 – BETHEL MUNICIPAL CENTER 7:00 P.M. – DENIS J. RIORDAN ROOM

COMMISSION MEMBERS PRESENT : Chairman, P. Verderosa; N. Santaniello; J. Hurgin; W. Foster; M. Ryan; S. Dolan; S. Palmer, Planning & Zoning Official.

Chairman Verderosa called the meeting to order at 7:04 p.m

PUBLIC HEARING :

12:10- TD & Sons, Inc., Granite/Knollwood Drive: Variance of Sec.3.4.A.1.b and Sec. 3.4.A.1.c To reduce minimum lot frontage and width from 80' to 46' on Lot 1 and 25' on Lot 2 for a subdivision

Read into the Record: Staff Report “Knollwood Drive—Variance of Lot frontage Requirements—TD & Sons” by S. Palmer, Planning & Zoning Official

James Palmer, P.E., Turkey Plain Rd., Bethel represented T.D. & Sons and presented the Application to the Board .

The applicant requested a variance to reduce the lot frontage and width requirements to allow creation of two building lots as part of a proposed 5 lot subdivision. The property is 4.32 acres in area and is located in the Residential RR-10 Zone.

So as not to build a road to serve the lots, the proposal would create two lots at the corner of Granite & Rotella Drives with limited frontage and widths for Lot 1 and Lot 2. If a road was extended on the property, a minimum of four (4) lots would be required to be served by the road in order to comply with current subdivision regulations. Due to the topography of the site, a new road would most assuredly extend from Granite & Rotella Drives and wrap around to Knollwood Drive requiring substantial excavation and fill as there are steep slopes throughout the site.

The proposed plan not only reduces the number of lots, but it allows for the creation of almost three acres of open space and there will be no Town infrastructure to maintain thereby eliminating future cost to the town residents. While this property is not in the DCD (Design Conservation District) Zone, the subdivision is being developed in the manner that reflects the

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Goals of that Zone in that it proposes condensed residential development to encourage the preservation of land and natural resources like steep slope areas, wetlands and forested areas.

Mr. Palmer stated that a hardship is caused by the severe topography of the property.

Chairman Verderosa closed the Public Hearing.

S. Dolan was seated at this time.

WORKSESSION:

12:10- TD & Sons, Inc., Granite/Knollwood Drive.: Variance of Sec.3.4.A.1.b and Sec. 3.4.A.1.c To reduce minimum lot frontage and width from 80' to 46' on Lot 1 and 25' on Lot 2 for a subdivision

The Board discussed the merits of the Application.

Motion by J. Hurgin, seconded by N. Santaniello, to **Grant** a Variance of Sec.3.4.A.1.b and Sec. 3.4.A.1.c to reduce minimum lot frontage and width from 80' to 46' on Lot 1 and 25' on Lot 2 for a subdivision as shown on "Resubdivision Map TD & Sons, Inc., Knollwood Drive & Granite Drive, Bethel, Connecticut" dated August 17th, 2012. In making their decision, the Board determined that a **hardship** was caused by the topography and the requirements of the Subdivision Regulations. J. Hurgin noted for the record that the proposed plan is in keeping with the principles & goals of the DCD Zone.

Motion approved unanimously.

MINUTES:

Motion by N. Santaniello, seconded by M. Ryan to **APPROVE** the meeting Minutes of August 21st, 2012

Motion passed.

Motion to Adjourn by J. Hurgin, seconded by S. Santaniello at 7:30

Respectfully Submitted,



Nancy R. LoBalbo
Secretary, Planning & Zoning Department