



ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS MEETING MINUTES July 16th, 2013 – BETHEL MUNICIPAL CENTER 7:00 P.M. – DENIS J. RIORDAN ROOM

COMMISSION MEMBERS PRESENT : P. Verderosa, Chairman; N. Santaniello; J. Hurgin; M. Ryan; W. Foster; B. Cavagna, P&Z official.

Chairman Verderosa called the meeting to order at 7:04 and read the Legal Notice.

PUBLIC HEARING:

75 Greenwood Avenue – Variance of Residential Density and Parking Requirement for Multi-family housing – 75 Greenwood Avenue Realty, LLC

Read into the Record: Memo dated 7/16/13 by S. Palmer, P&Z Official

Jeffrey Bruno, Property owner presented the application to the Board. Mr. Bruno provided the Board with a photograph of the subject property in its present condition and a fine rendering of his proposed plan. He read the hardship that was submitted with the application. No one spoke in favor or against. Mr. Bruno put into record the 2007 Plan & Conservation Development – Village Gateway and addressed the questions raised by the board. W. Foster stated that parking is at a premium on that corner and M. Ryan was concerned about parking restrictions in Winter.

Chairman Verderosa closed the Public Hearing.

W. Foster was seated for J. Streaman

WORKSESSION:

75 Greenwood Avenue – Variance of Residential Density and Parking Requirement for Multi-family housing – 75 Greenwood Avenue Realty, LLC

RECEIVED

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TOWN OF BETHEL
TOWN CLERK

Motion by N. Santaniello, seconded by M. Ryan to APPROVE the variance.

Opposed: None

The Board states a hardship is created due to the lot size and lack of available parking.

Motion Passed.

INVOICES:

The News Times, CT Media Group for Public Notices in the amount of \$490.20

Motion by J. Hurgin, seconded by N. Santaniello to APPROVE the payment of invoice..

Motion Passed.

MINUTES:

Motion by J. Hurgin, seconded by N. S Santaniello to APPROVE the Minutes of the meeting of June 18th^t, 2013.

Motion Passed.

NEW BUSINESS:

Motion by J. Hurgin, seconded by N. Santaniello to Accept the Variance Application for Durant Avenue / Simeon Road – Augustana Homes.

Motion Passed.

Motion by J. Hurgin, seconded by N. Santaniello to Accept the Variance Application for 36 South Street – Bethel Fire House pump station.

Motion Passed.

Motion to Adjourn at 7:35 p.m. by N. Santaniello, seconded by M. Ryan.

Motion Passed.

ANNOUNCEMENT:

P. Verderosa announced will not be returning to the board.

Respectfully Submitted,



Kathy Galbis, Secretary, Planning & Zoning Department