ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS MEETING MINUTES
August 20th, 2013 – BETHEL MUNICIPAL CENTER
7:00 P.M. – DENIS J. RIORDAN ROOM

COMMISSION MEMBERS PRESENT : P. Verderosa, Chairman, N. Santaniello; J. Hurgin;; W. Foster, S. Catino, S. Dolan; S. Palmer, P&Z Official.

Chairman Verderosa called the meeting to order at 7:02 and read the Legal Notice.
P.Verderosa opened the Public Hearing

PUBLIC HEARING:

13-04: Augustana Homes, Inc. 28 Simeon Rd.:Variance of Sec. 3.4.A.1(b) & (c) Lot frontage and minimum lot width ,Sec. 3.6.A.1 Minimum acreage (3) Sec. 3.6.A.2 Living units per acre.

Chairman Verderosa continued the Public Hearing to September 17th , 2013.

13-05: Augustana Homes, Inc. Durant Avenue.:Variance of Sec. 33.4.C.1 (e) For rear yard setback

Chairman Verderosa continued the Public Hearing to September 17th, 2013

RECEIVED
2013 AUG 22 A 10 41
TOWN OF BETHEL
TOWN CLERK

13-06: Town of Bethel, 36 South Street:Variance of Sec. 4.4.B.2 Setback for yards adjacent to residential properties shall be 50 ' from front & side for a water pump station.

The Staff Report dated August 20th, 2013 was read into the Record.

Andrew Morosky, Dir. Of Public Works Department and Town Engineer for the Town of Bethel represented the Applicant.

Mr. Morosky explained that The Town of Bethel seeks a variance of the setback for yards adjacent to residential properties to install a water pump facility and back up generator on property located at 36 South Street. The property is the home of the South Street Fire department. It is located in the Industrial Zone (I) and therefore requires that any structure be

setback 50 feet from a residential property line. The building that will house the water pump and the back up generator will be located 6+ feet from the side lot line.

The proposed building measures 10 ft. by 23 ft. and have the appearance of a typical shed. It will be 1-story with a pitched roof. Other locations were considered, however the current proposal is the most concealed from view. It will be located in what are currently 4 parcking spaces and a landscaped island. The Town has proposed to restripe a portion of the rear parking area and create 4 additional parking spaces along the western property line so there will be an increase in the on site parking spaces by 4 spaces when the project is complete.

Mr. Morosky explained that the need for the pump station at this location is due to hydraulics and the current underground station which is at the site and is over 80 years old and in failing condition. The proposed location is the least obtrusive, has the best access(including some existing infrastructure) reduces the impact on Fire House emergency wehicles. He stated the hardship as being the shape and use of the property and the configuration of the Fire House parking lot.

No one spoke.

Chairman Verderosa closed the Public Hearing.

At this time S. Dolan was seated for J. Streaman
Sue Catino was seated for M. Ryan

WORKSESSION:

13-06: Town of Bethel, 36 South Street:Variance of Sec. 4.4.B.2 Setback for yards adjacent to residential properties shall be 50 ' from front & side for a water pump station.

Motion by N.Santaniello, seconded by J. Hurgin to **Grant** a Variance of **Sec. 4.4.B.2** Setback for yards adjacent to residential properties shall be 50 ' from front & side for a water pump station. The hardship was stated as configuration of the property and the existing Fire House.

Motion Passed Unanimously

MINUTES:

Motion by J. Hurgin, seconded by N. santaniello to APPROVE the Minutes of the meeting of July 16th, 2013, 2013.
Mostion Passed

INVOICES:

Motion by N. Santaniello, seconded by J. Hurgin to **Approve** payment in the amount of $521.07 to the Danbury News Times for Legal Noticing.
Motion Passed

NEW BUSINESS:

Motion by N. Santaniello, seconded by J. Hurgin to Accept the Variance Application for:

13-07 - Verdi; 77 & 81 South Street

13-08 - Heinemann; 13 Hickok Avenue

13-09 - Flash ; 124 Chestnut Ridge Rd.

And to set a hearing date of September 17th , 2013.

Motion Passed.

Motion to Adjourn at 7:45 p.m. by J. Hurgin, seconded by S. Catino.
Motion Passed.

Respectfully Submitted,

Nancy R. LoBalbo

Nancy R. LoBalbo, Secretary, Planning & Zoning Department