



# ZONING BOARD OF APPEALS

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

**ZONING BOARD OF APPEALS MEETING  
SPECIAL MEETING MINUTES  
June 17<sup>th</sup>, 2014 – BETHEL MUNICIPAL CENTER  
6:30 P.M. – DENIS J. RIORDAN ROOM**

**COMMISSION MEMBERS PRESENT :** J. Hurgin; J. Streaman; N. Santaniello  
M. Ryan; R. Lawlor; S. Catino; S. Dolan; W. Foster; B. Cavagna, Assistant Planning & Zoning  
Official.

J. Hurgin called the meeting to order at 6:30

Attorney Charles Andres, Land Use Counsel for the Town of Bethel was present.

Attorney Andres explained that he was there to explain the duties of the Zoning Board of Appeals in appeals to the decision of the Zoning Enforcement Officer telling the Board that theirs was a “quasi judicial” role in determining whether a decision of the Zoning Enforcement Officer was made correctly. In addition the Zoning Board of Appeals may affirm a decision on different grounds than the ZEO.

As the ZEO is a ‘party’ to the appeal, there can be no discussion with the ZEO after the Public Hearing takes place. Attorney Andres instructed the Board on the order in which the parties to the proceeding appeal of the decision by the ZEO will speak, and read the State Statute in reference to Appeals of the Decision of the ZEO. He reminded the Board that the main issue in the upcoming appeal was with regard to “use”.

At this time Attorney Andres provided a copy of the letter dated 6/16/14 by Attorney Neil Marcus “Re: Appeal of Michael J. Moore & Philip M. Lombino, 16 Stony Hill Road/4 Garella Road, Application No.14-07” to the Board. He explained that the letter refers to jurisdictional issues and the question of ‘standing’. Attorney Andres suggested to the board that they allow all evidence at the Public Hearing and after closing the Public Hearing they then make their decision on the jurisdictional questions.

Attorney Andres answered questions from Board Members regarding procedure.

Chairman Hurgin closed the meeting at 6:55

Respectfully Submitted,

  
Nancy R. LoBalbo  
Recording Secretary

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TOWN OF BETHEL  
TOWN CLERK