

Bethel Development Review Board  
Tuesday, March 15, 2016  
Minutes of Meeting (Approved as Amended 04/19/16)

Board Members Present: Eric Benson, Keith Bollman, Charles Washburn, Newt Whitcomb, Penny Griffin.

Public Present: None. Note: Peter Dowling, an adjacent property owner, was not available to be present but had emailed a note to the Chair and Zoning Administrator in support of the proposed project.

The meeting was opened at 7:01 PM.

The purpose of the meeting was for a Public Hearing for a request of Joann Wood for a variance of setbacks for her property at 1141 Lilliesville Brook Road, for the construction of a new home. The property is located in the Medium Density Development District requiring a 50' setback from the edge of the right-of-way of Lilliesville Brook Road, as well as the side and rear property lines. The applicant provided a survey showing the proposed location of the new home to be 25 feet from the edge of the right-of-way of Lilliesville Brook Road, and 31.5' from the rear property line. The Applicant indicated that she and her late husband had purchased the adjacent property including an 1850's dwelling in the early 1970's, as well as the parcel where the new home is to be built in the early 1980's. This parcel also included an older dwelling which they had subsequently removed. The parcels were combined by the Town several years ago.

The proposed project will be a new 30' x 34' cape style dwelling with porches on each side and a garage attached to the rear of the home. The foot print of the structure encroaches significantly less on the front setback than the removed structure had, and phase two of the project will be to remove the still existing dwelling, which is within 5' of the street ROW. The new dwelling will use the existing well and septic system. Ms. Wood indicated that this was the best location for the home considering that it is on an elevated section of the lot and the remaining property tend to be wet and was compromised somewhat during Tropical Storm Irene in 2011.

The board reviewed the criteria in section 603 regarding variances. After discussion of the proposal and citing the lack of neighboring property owner concern, the proposed locating of the structure in question actually improves the current setback issues of the property, and that the placement of the dwelling in the proposed location will represent the minimum variance that will afford relief and will represent the least modification possible of this ordinance, a motion was made by K. Bollman and seconded by N. Whitcomb to approve the variance of setbacks as requested. The motion passed by unanimous vote.

The minutes for the meetings of 12/1/15 were read, corrected and approved.

There being no further business, the meeting was adjourned at 7:27 on a motion by P. Griffin and seconded by C. Washburn.

Respectfully submitted,

Eric Benson