

Bethel Development Review Board  
May 25, 2021  
Draft Minutes of Meeting

Board Members Present: Eric Benson, Penny Griffin, Keith Bollman, Brad Andrews, Charles Washburn

Public Present: Jesse Plotskey and Owen Daniel-McCarter, Applicants

The meeting was called to order at 7:02 PM for a public hearing regarding a change of use request for the property located at 221 Main Street, ID# 12-032.000, Map #15-031.600. The property is located in the Core Business District. The applicant presented certifications of notification from the abutting property owners for the notice of this hearing. The property is currently a tavern, "Babes Bar" and falls into the Commercial Group Service, a Conditional use in this district.

The applicants were present and were invited to describe the reason for the request for the change of use. Mr. Plotsky explained that he and his partner would like to expand the outside seating area of their establishment to a 33 foot by 34 foot crushed stone rectangle off the south side of the existing building. In the time since the submitting the application, it was determined that the landscape would be best suited for a smaller patio area, approximately 15 feet x 34 feet.

The DRB members then reviewed the General Conditional Use Standards in Section 6.8.1. of the Bethel Unified Bylaw. This being a commercial property, the additional 10 requirements were also considered.

Additional information provided by the applicants included the construction of a 4' perimeter wall around the proposed seating area. There would be some outdoor lighting in the form of string lighting attached to corner posts over the area. There would be no outside storage or outdoor music planned.

The Board then reviewed Section 6.9.3 Standards for Approval of Site Plan which was determined to be in compliance. The applicants reported that they were still in negotiations with the Railway regarding the extension of their 5 foot easement on the railway property for this proposed extended seating area.

There being no other questions, The public hearing was then closed at 7:30 on a motion made by C. Washburn, seconded by B. Andrews passing on a unanimous vote. The applicants then departed and the Board entered into deliberative session.

The Board exited deliberative session at 8:05. A motion was made by P. Griffin, seconded by K. Bollman and passed by a unanimous vote to approve the request with the following conditions:

- 1) Either the five foot setback easement is obtained from the Railway or the expanded seating area is moved back 5 feet from the rail road toward Main Street;
- 2) There will be no outside live music or amplified sound system without prior approval of the DRB;
- 3) Outside lighting will be low wattage "string lights" or down lighting units.

The Board then reviewed the minutes of the April 20, 2021 meeting and approved them as amended.

The meeting was then adjourned at 8:15 PM.

Respectfully submitted,

Eric Benson