

Bethel Development Review Board
Tuesday, May 19, 2019
Draft Minutes of Meeting

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

Public Present: Geneva Gaiko

The meeting was opened at 7:05 PM.

A public hearing was opened for a request from Jay & Mandy Ketchum for a variance of setbacks for a property located at 44 Gaiko Lane. The property is located in the Village Residential District requiring 25' setbacks from the rear property line. The applicant wishes to replace an old, delapidated tool shed that had been removed in April of this year. The replacement structure is to be approximately the same size, 12' x 12', but will be located 6' from the common property line with the Town of Bethel.

The Board reviewed the criteria for granting a variance under Section 603 of the Bethel Zoning Ordinance. Carol Ketchum, father of the applicant, was in attendance representing the applicants and gave the details of construction of the shed to the Board. Mr. Ketchum felt the replacement of the shed in the same location of the old one made the most sense given the configuration of the lot and, given the fact that there is nothing developed adjacent on the Town lot and the historical placement of the shed in this location, would represent the least modification possible of the Ordinance. Geneva Gaiko, a neighboring land owner, was asked if she had any concerns regarding this request which she indicated that she did not. After some follow-up questions and discussions with the applicant's representative, a motion was made by R. Leister & seconded by K. Bollman to approve the variance as requested. The motion carried by unanimous vote and the hearing was closed at 7:20.

Minutes from the December 16th meeting were reviewed, corrected and approved.

There being no other business, the meeting was closed at 7:26 PM.

Respectfully Submitted,

Eric Benson