

Bethel Development Review Board  
Tuesday, May 25, 2021  
Minutes of Meeting Approved 7/6/21

Board Members Present: Eric Benson, Penny Griffin, Keith Bollman, Brad Andrews, Charles Washburn, Owen Daniel-McCarter

Public Present: David Lenart

The meeting was called to order at 7 PM for a public hearing regarding a variance of setbacks request for the property located at 762 Old Route 12, ID# 06-099.000, Map #17-002.000. The property is located in the Medium Development District with front setback requirement of 50 feet. The property is also in the River Corridor and notification had been sent to the Regional Flood Plain Engineer at the Department of Environmental Conservation. His answer returned and entered into the file of evidence as per Section 4.12.3.6. The applicant was present and delivered the certifications of notification from the abutting property owners for the notice of this hearing.

The applicants was invited to describe the reason for the variance. Mr. Lenert explained that he wished to construct a 40 foot x 40 foot garage on his property just off the edge of Old Route 12 Road. Due to the narrowness of the lot, immediate steep slope down from the side of the road and the location of the existing septic system leach field, he hoped to locate the structure as close as possible to the edge of the road.

The DRB members then reviewed the Appeal for Variance criteria in Section 8.1.3. of the Bethel Unified Bylaw.

Additional information provided by the applicant included details of the structure including the foundation to be poured concrete walls forming a lower storage area accessed from the side yard area. The orientation of the roof line would put the gable end facing the road. It was noted that the power lines run along the opposite side of the road from the proposed garage. Chair E. Benson reported that he had requested input from the Road Foreman and his preference was that the structure be no closer than 20 feet from the edge of the road for ample room for snow removal. The applicant was advised that, if approved, he would need a permit for a second curb cut from the Select Board.

There being no other questions, The public hearing was closed at 7:25 on a motion made by K. Bollman, seconded by C. Washburn and passed on a unanimous vote. The applicant then departed and the Board entered into deliberative session.

The Board exited deliberative session at 7:40. A motion was made by K. Bollman to approve the variance request to approve the request with the following conditions:

- 1) The proposed structure is to be a minimum of 20 feet from the edge of the traveled portion of Old Route 12 Road as requested by the Road Foreman;
- 2) The rear of the building shall be no closer to the top edge of Locust Creek than the existing dwelling;
- 3) The building will be oriented so that the gable end of the garage shall face Old Route 12 Road.

The motion was seconded by P. Griffin and passed on a unanimous vote.

The Board then reviewed the minutes of the May 25, 2021 meeting and approved them as amended.

The meeting was then adjourned at 7:45 PM.

Respectfully submitted,

Eric Benson