

Bethel Development Review Board
Tuesday, August 28, 2018
Draft Minutes of Meeting

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

Public Present: Applicants Joe Miller, Joseph Miller

The meeting was opened at 7 PM for the purpose of hearing a request for a request for a variance of setbacks for the property located at 82 Comstock Road. The property is identified as Parcel #02-033.000; Map #09-037.000 and is located in the Medium Density Development District. Minimum lot size requirement is 4 acres with 50' setbacks from all property boundaries and road right-of-way. Mr. Miller explained that his son wishes to construct a 32' x 36' garage on the property which is proposed to be located 20' from the edge of Comstock Road. The corners of the proposed structure had been staked out for the Board members to observe.

The Board then reviewed Section 8.1.3 "Appeal for Variance" guidelines of the Unified Bylaw. Discussion ensued regarding the concern for the possibility of snow and water runoff from the garage roof affecting Camp Brook Road, located down slope from the rear of the proposed structure. Alternative roof designs were discussed to alleviate these issues which were received favorably by the applicant. After additional discussion there and there were no further questions for the applicants, the hearing was closed at 7:29 and the Board went into deliberative session.

Upon returning from the session, a motion was made by K. Bollman and seconded by P. Griffin to approve the variance request with two conditions: 1) The roof gable ends of the garage are to face Comstock Road and Camp Brook Road, and 2) the existing row of tree screening the property from Camp Brook Road are to remain as-is and not be removed. The motion was passed by unanimous vote.

The board then reviewed the minutes of the 8/7/18 meeting, amended and approved.

There being no other business at hand the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Eric Benson