

Bethel Development Review Board  
Tuesday, August 18, 2015  
Draft Minutes of Meeting

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

Public Present: Jay Ketchum, Carroll Ketchum and Margarite Ketchum.

The meeting was opened at 7:20 PM.

The purpose of the meeting was for a Public Hearing for Jay & Mandy Ketchum's request for a variance of setbacks for their property at 44 Gaiko Lane for the construction of a garage. The property is located in the Village Residential District requiring a 25' setback from edge of the street right-of-way. The applicants provided a sketch showing the garage to be 40' from the centerline of Gaiko Lane, but only 15' from the edge of the right of way. The applicants indicated that, while there is some room on the lot to move the garage elsewhere, this location would provide the most reasonable use of the property. It was further described to be a wood frame structure, 24' x 26' in size one story garage with a gable roof and composition shingle roofing.

In regards to the character of the neighborhood, it was noted that there are 3 properties along Gaiko Lane, with this lot being the middle lot along the short street. The Board then took a few minutes to review the criteria for Variances as stated in the Bethel Zoning Ordinance in Section 603.

The hearing was then closed and, after some discussion, a motion to approve the variance request was made by Robert Leister, noting that the issuance of the variance would not alter the essential character of the neighborhood. The motion was seconded by Newt Whitcomb, and passed by a unanimous vote. .

There being no other business, the meeting was closed at 8:10 PM.

Respectfully Submitted,

Eric Benson