

Bethel Development Review Board
Tuesday, October 7, 2014
Minutes of Meeting

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

Public Present: Matilde Suarez, Manuel Suarez

The meeting was called to order at 7:00 PM.

A public hearing was opened for a request from Manuel and Michaela Suarez for a variance of setback requirement for the construction of an addition and porch for the property located at 392 Creek Road (Route 12). The property is in the Highway Developmental District with a setback requirement of 50 feet. The applicants wish to construct a 16' x 28' addition to the existing dwelling and a 7' porch that would encroach with the 50' set back from the rear of the property line.

Mr. Suarez was invited to describe the proposed project and explained that the property was subdivided in 2005 by the prior owners that, as a result, made the rear boundary of the property the center of Locust Creek located to the rear of the dwelling. He indicated that his current home is relatively small and wishes to add to its size. Due to the location of the existing septic system leach field, to the front of the dwelling, and the garage to east side, the only other available place is off the west side of the home, running laterally along the Locust Creek boundary. He feels that the proposed dwelling is within the setback requirements but understands the ambiguity of measuring from the center of Locust Creek. After some further questions of the applicant by the board members, the hearing was closed and the Board went into deliberative session.

The Board reviewed the criteria in Section 603 (Variances) and after discussing the situation, a motion was made by C. Washburn and seconded by K. Bollman to approve the variance with the condition that the addition be no larger than the 16' x 28' structure with 7' open porch as submitted by the applicant.

The motion passed by unanimous vote.

The Board then reviewed the minutes of the June 3, 2014 meeting. The minutes were accepted as corrected.

Eric Benson was elected as Board Chair for the ensuing year.

The meeting was adjourned at 7:50 PM.

Respectfully Submitted,

Eric Benson