

Bethel Development Review Board
Tuesday, December 18, 2018
Draft Minutes of Meeting

Board Members Present: Eric Benson, Keith Bollman, Newt Whitcomb, Brad Andrews, Charles Wahsburn.

Public Present: Applicants David & Nancy Plotsky and Andrew Plotsky, Stephanie & Rich Weber, Bob Bath.

The meeting was opened at 7 PM for the purpose of hearing a request for a major subdivision permit for the property owned by David & Nancy Plotsky located at 119 Bundy Road. The property is identified as a portion of Parcel #02-043.000, located in the Medium Density Development District, having a minimum lot size requirement of 4 acres with 50' setbacks from all property boundaries and road right-of-way.

The Plotsky's were invited to explain the proposed development and the circumstances in which the property was to be subdivided. D. Plotsky explained their intention to subdivide lots 2 (4 acres) and 3 (6.5 acres) from the existing 269.24 acres to be deeded to family members. He indicated that lot 2 currently includes a dwelling and lot 3 likely would have a dwelling constructed upon it at some point in the future. When asked, he responded that the parcels had not yet been surveyed. Three sketch pages were submitted showing the approximate lot lines of the proposed subdivided lots.

The Board then proceeded to Review the pertinent sub-sections of Section 7 of the Bethel Unified Bylaws entitled "Subdivision Regulations". Procedural questions were asked of the Board by R & S Weber and B Bath. D Plotsky requested a waiver of the survey requirement of the property to include the area of the subdivided parcels only. After some discussion, a motion was made by K Bollman and seconded by N Whitcomb to grant the waiver request. The motion passed granting the waver by unanimous vote.

Due to the fact that the application did not include a completed survey map, the application was considered incomplete and the hearing was suspended until such time as a survey is available for review. The applicants and public present were advised that at such time when the hearing was to be resumed, there would be proper notification meeting the requirements of the Bylaw.

There being no other business at hand the meeting was adjourned at 7:43 pm.

Respectfully submitted,

Eric Benson