

Bethel Development Review Board  
Tuesday, December 01, 2015  
Corrected & Approved Minutes of Meeting

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

Public Present: None.

The meeting was opened at 7:04 PM.

The purpose of the meeting was for a Public Hearing for a request of Peter Dowling for a variance of setbacks for his property at 1247 Lilliesville Brook Road for the construction of a pre-fabricated shed. The property is located in the Medium Density Development District requiring a 50' setback from the edge of the right-of-way of Lilliesville Road, as well as the side and rear property lines. The applicant provided a survey showing the proposed location of the shed to be 2 feet off both the rear and east side property lines. This is a grandfathered lot of .32 acres in size with only a small triangular piece near the center of the lot that would meet the required setbacks. This is a proposed relocation of the shed for the prior approved location as Green Mountain Power did not allow the structure to be placed within 15' of the overhead power line in that location. Mr. Dowling was not able to attend due to a business trip but did provide his cell phone number if any questions arose.

The board reviewed the criteria in section 603 regarding variances. After discussion of the proposal and citing the lack of neighboring property owner concern as well as the location of the shed in an inconspicuous location in the rear corner of the lot and away from other neighboring structures, a motion was made by K. Bollman and seconded by R. Leister to approve the variance of setbacks. The motion passed by unanimous vote.

The minutes for the meetings of 10/6 and 10/20 were read, corrected and approved.

There being no further business, the meeting was adjourned on a motion by R Leister and seconded by C. Washburn.

Respectfully submitted,

Eric Benson