



# ZONING BOARD OF APPEALS

Clifford J. Hurgin Municipal Center  
1 School Street  
Bethel, Connecticut 06801  
(203) 794-8578

**TOWN OF BETHEL  
ZONING BOARD OF APPEALS MINUTES  
April 21<sup>st</sup>, 2015 at 7:00 PM  
C.J. HURGIN MUNICIPAL CENTER  
MEETING ROOM D**

Commission members present: J. Hurgin, Chairman, J. Streaman, R. Lawlor, M. Ryan, W. Foster was seated for N. Santinelli.

## **PUBLIC HEARINGS:**

**15-01: Route Six Exchange, LLC, 82 Stony Hill Road.** For a Certificate of Location for a proposed gas station.

J. Hurgin read the staff report dated 4/20/15 by S. Palmer, Planning & Zoning Director. Attorney J. W Knuff was present for the applicant, prior to the commencement of the hearing notification receipts were received by the department. The application was received under section 8.9.C of the Zoning regulations which differ from State statues 14-321 which were recently changed to have a Certificate of Location to construct a gas filling station determined by the Planning & Zoning Commission. The proposed location is in the Route 6 business zone and gas stations are a permitted use.

Those who spoke:

Cassandra Leng                      5 Redwood Drive

J. Hurgin closed the hearing.

**15-02: 11 Stony Hill Road, LLC, 11 Stony Hill Road.** For a Variance of Sec. 4.4.B.1.a, Front yard setback for revised design to existing building.

J. Hurgin opened the hearing. Staff report dated 4/21/15 by S. Palmer, Planning & Zoning Director was read. Attorney P. Olson was present for the applicant, Rebecca Stafferri, along with B. Doto, P.E. project engineer.

**RECEIVED**

2015 APR 22 A 11: 47

TOWN OF BETHEL  
TOWN CLERK

The applicant is requesting a variance of the front yard setbacks from 50 feet to 9 feet for an existing structure in order to enlarge the existing building for reuse as a restaurant. No one spoke in favor or against the application. J. Hurgin closed the hearing.

**WORK SESSION:**

**15-01: Route Six Exchange, LLC, 82 Stony Hill Road.** For a Certificate of Location for a proposed gas station.

The Commission discussed the merits of the application. Motion by J. Streaman seconded by R. Lawlor to approve a Certificate of Location for 82 Stony Hill Road under the Zoning Regulations section 8.9C. Motion passed (4-1) 1 opposed B. Foster.

**15-02: 11 Stony Hill Road, LLC, 11 Stony Hill Road.** For a Variance of Sec. 4.4.B.1.a, Front yard setback for revised design to existing building.

The Commission discussed the merits of the application. Motion by M. Ryan seconded by R. Lawlor to grant a variance of section 4.4.B.1.a front yard setbacks for 11 Stony Hill Road LLC, 11 Stony Hill Road from 50 feet to 9 feet due to the non conformity of the building and topography of the area. Motion passed unanimously.

**MINUTES:**

Motion by M. Ryan seconded by J. Streaman to approve minutes of the March 17<sup>th</sup>, 2015 Meeting. Motion passed unanimously.

Motion by J. Streaman seconded by M. Ryan to adjourn. Motion passed unanimously.

Respectfully submitted,

*Beth Cavagna*  
Beth Cavagna  
Land Use *BC*