



ZONING BOARD OF APPEALS

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

SPECIAL MEETING

MEETING MINUTES

October 24, 2012

BETHEL MUNICIPAL CENTER

7:00 P.M. – DENIS J. RIORDAN ROOM

COMMISSION MEMBERS PRESENT : Chairman, P. Verderosa; N. Santaniello;
J. Hurgin; M. Ryan; S. Dolan; S. Catino; J. Streaman

Chairman Verderosa called the meeting to order at 7 p.m

Chairman Verderosa made a motion to enter into an executive session to discuss pending litigation and possible settlement regarding the denial of a variance request on property located at 94 Greenwood Avenue and invited Steve Palmer, Planning & Zoning Official, Charles Andres, Land Use Counsel, and Peter Olson, attorney representing the applicant (RFA Realty) into the executive Session. The motion was seconded by J. Streaman. The motion passed unanimously. After a discussion with Attorney Olsen, Attorney Olsen was excused from the executive session. No votes were taken during the executive session.

Chairman Verderosa made a motion to come out of the executive session which was seconded by J. Streaman. The Motion passed unanimously. Chairman Verderosa stated that there was settlement discussion, and based on that discussion, the Board encourages the applicant to pursue other avenues that can render the appeal moot. The applicant can pursue a zoning text amendment that would seek to reduce the minimum lot frontage and minimum lot width in the Village Center Zone (VC) thereby making the subject parcel conforming. The Zoning Board of appeals will wait for that process to take place before they reconsider any further settlement discussions.

J. Hurgin made a motion to adjourn the special meeting which was seconded by N. Santiniello. The motion passed unanimously.

Respectfully Submitted,

Nancy R. LoBalbo
Secretary
Planning & Zoning Department

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