

TOWN OF BETHEL
SPECIAL TOWN MEETING
Monday, December 29, 2014
CLIFFORD J. HURGIN MUNICIPAL CENTER
"Meeting Room A"
7:00 P.M.

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2014 DEC 31 A 11: 35

TOWN OF BETHEL
TOWN CLERK

Present: Town Counsel, Martin J. Lawlor, Jr., First Selectman, Matthew S. Knickerbocker, Selectman, Richard C. Straiton, Selectman, Paul R. Szatkowski, Comptroller, and Town Clerk, Lisa Bergh.

Call to Order: First Selectman, Matthew S. Knickerbocker called the Special Town Meeting to order at 7:00 P.M. followed by the pledge of allegiance.

Town Clerk, Lisa Bergh read the call (see attached).

Motion to accept the call made by Wendy Smith, the motion was seconded by Bob Legnard. Vote, all in favor, motion unanimously approved.

Wendy Smith made a motion to nominate First Selectman, Matthew Knickerbocker as Moderator. The motion was seconded by Tom Bartrum. Vote, all in favor, motion unanimously approved.

Town Counsel, Martin Lawlor read Resolution#1 (see attached). The motion was accepted by Tom Bartrum, seconded by Wendy Smith.

Discussion:

Bob Legnard- Mr. Legnard asked for an explanation of what could be done during this meeting, could the call be amended?

Town Counsel Lawlor-No, the call cannot be amended. Tonight's meeting has nothing to do with the new rules and regulations; this has to do with the current rules. The current rules calls for a renewal every 10 years by process of the legislative body which is the Town Meeting.

First Selectman Knickerbocker- Asked whether the new rules can be modified.

Town Counsel Lawlor- The rules can be modified moving forward if tonight's call is approved.

Paula Antolini- Asked if we were voting on the current rules or the rules discussed at the last EDC meeting?

Mike Boyle- We are voting on the continuation of the rules adopted 30 years ago.

Selectman Straiton- also asked for clarification, voting tonight on the rules without changes.

Kevin Cleary- If we vote yes the EDC would have the authority to modify the rules and regulations

Town Counsel Lawlor- Explained the outcome if tonight's vote is no.

Shawn McLoughlin- Not in favor of having EDC take over, and create more of an issue.

Bob Legnard- There is a problem with the way this has gone; the EDC has overstepped their bounds. If it is voted down tonight, do we start from scratch? Usage of the park should be left to Planning and Zoning. Does it have to be ten years? He is not in agreement with the length for review.

Mike Boyle- There will be conversations and public hearings will be held regarding the changes to the rules and regulations. He has been chairman of the EDC for 6 years. He has a vested interest in the park as a property owner. He is not in favor of the Crematorium.

Rob Reed- Who is the EDC held accountable by? Planning and Zoning is held accountable by the voters.

First Selectman Knickerbocker – EDC is held accountable by the Board of Selectmen.

Steve DeMarco- the EDC is handpicked by the Board of Selectmen.

Roy Steiner- It would be short sighted of the town not to extend the rules and regulations, having the board has only been a positive. Signs are up; lawns are being taken care of, which increases the value of the property. Planning and Zoning controls the usage of the park and the EDC looks over things that others don't want to do. Janice is working very hard on getting 4 more lots added to the park.

Peter Olson- All the residents are appreciative, but nothing done according to the current rules and regulations. Expansion can be done moving forward without the rules and regulations. He urges a no vote on this question.

Paul Szatkowski- Inquired as to when the next meeting of the EDC will take place. January was noted.

Shawn McLoughlin- The new rules are the issue, by voting down the rules, they do not have the authority to modify.

Chip McLoughlin- There is a problem with the new rules, he attended the last meeting of the EDC, the attendees wanted an open meeting but it was closed.

Town Counsel Lawlor- The meeting was closed however any proposed changes will be sent to all property owners before any changes are approved. Any park business owners must agree.

Janice Chrzescijanek- She has held property owners meetings but not many showed up, she has attempted to get property owners to rally.

Eric Rieve- Asked what the process to change the rules is.

Town Counsel Lawlor- the EDC is in effect by ordinance. The EDC operates under the auspices of the Board of Selectmen, if the rules were to go down this evening there will be no oversight.

Lisa Bergh- Pointed out the rules and regulations are there to protect the park. This vote is on the existing rules and regulations, if there is to be a modification the public should have input.

Paula Antolini- Thirty years is a long time to be stewards of the park and have nothing going wrong. She spoke of the crematorium and the approval of the Planning and Zoning Commission. Residents of town have a right to have a say, not just the property owners.

Mike Gribbin- What can be done if the new rules are not liked? There is no recourse.

Steve Demarco- If a business was approved by Planning and Zoning, does the EDC have the right to deny it when the Planning and Zoning Commission is the governing rule. He has never before seen them deny a business.

Town Counsel Lawlor- There is restrictions within the deed for the property.
Planning and Zoning approves, the EDC reviews it to make sure

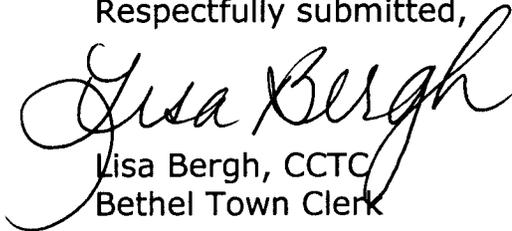
A vote was taken on the Resolution, 28 NO, 26 YES.

Motion fails.

A motion to adjourn was made by Mike Gribbin; motion was seconded by
Bob Legnard.

Meeting adjourned at 8:10 P.M.

Respectfully submitted,

A handwritten signature in black ink that reads "Lisa Bergh". The signature is written in a cursive, flowing style with a large initial "L".

Lisa Bergh, CCTC
Bethel Town Clerk

**WARNING
NOTICE OF SPECIAL TOWN MEETING
OF THE TOWN OF BETHEL, CONNECTICUT**



The Legal Voters of the Town of Bethel, Connecticut, and those persons entitled to vote therein, are notified to assemble at a Special Town Meeting to be held in the Clifford J. Hurgin Municipal Center – Meeting Room “A”, 1 School Street, Bethel, Connecticut 06801 on Monday, December 29, 2014 at 7:00 p.m. for the following purpose, to wit:

- 1.) To consider and take action upon a recommendation from the Economic Development Commission to extend the Rules & Regulations governing the Clarke Business Park (formerly known as the Francis J. Clarke Industrial Park) for an additional period of ten (10) years pursuant to Article X, Paragraph 1 of said Rules & Regulations. A copy of the Rules & Regulations is available for review on the Town of Bethel website at www.Bethel-ct.gov; the Bethel Land Records in Volume 334 at Page 127; the Office of the First Selectman; and, the Office of Economic Development.
- 2.) To do any and all things which may be legally necessary or appropriate to accomplish the above referenced purposes.

Dated at Bethel, CT this 9th day of December 2014.

BOARD OF SELECTMEN

Matthew S. Knickerbocker, First Selectman

Richard C. Straiton, Selectman

Paul R. Szatkowski, Selectman

RECEIVED

2014 DEC 29 A 10:18

TOWN OF BETHEL
TOWN CLERK

MOTION FOR
SPECIAL TOWN MEETING
OF THE TOWN OF BETHEL, CONNECTICUT

BETHEL MUNICIPAL CENTER
1 SCHOOL STREET
MEETING ROOM "A"
MONDAY, DECEMBER 29, 2014
At 7:00 PM

1. Shall the Town of Bethel extend the Rules & Regulations governing the Clarke Business Park (formerly known as the Francis J. Clarke Industrial Park) for an additional period of ten (10) years pursuant to Article X, Paragraph 1 of said Rules & Regulations.