



Zoning Board of Appeals

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, Connecticut 06801

Zoning Board of Appeals Regular Meeting Minutes
November 30, 2023
7:00pm
Bethel Municipal Center
Meeting Room D

Commissioners Present: J. Streaman, M. Duff, R. Courchene, S. Dolan

Commissioners Absent: M. Ryan, R. Lawlor, *Chairman*, S. Ippolitto

Staff Present: B. Cavagna, *Planning & Zoning Official*

Meeting to Order: J. Streaman called the meeting to order at 7:01 p.m.

J. Streaman took over as Chairman.

J. Streamna seated S. Dolan for L. Lawlor for all remaining votes during this meeting.

PUBLIC HEARING(S):

H. Stambone / C. Natoli, 41 South Crossing Way, Sec. 5.8.G.3.V.a, Rear setback for concert patio.

H. Stambone and C. Natoli, property owners, appeared for the application.

The property owners explained that they are seeking a variance of Section 5.8.G.3.V.a minimum rear setback from 25ft to 12.8ft to convert an existing paver patio to a deck attached to the dwelling. The property owner has received permission from the Homeowners Association and the property manager to proceed with the project. It should be noted that a similar variance was granted in this development at 15 Cole Lane.

J. Streaman closed Public Hearing.

C. LaBadia, 12 Castle Hill Drive, Sec. 3.4.C.1.B & A, Front yard setback for accessory structure in the front yard.

C. LaBadia, property owner, appeared for the application.

The property owner explained that he is seeking a variance of Section 3.4.C.1.B & A accessory structure in the front yard. Two front yards, preexisting non-conforming Lot with dwelling unit built prior to the adoption of the Zoning regulations.

B. Cavagna spoke on behalf of the application.

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The Commission asked questions and made comments.

The Applicant answered the questions and comments raised by the Commission.

J. Streaman closed Public Hearing.

J. Bruno, 45 Codfish Hill Road, Sec. 3.6.C.3, Pre-existing non-conforming use.

J. Bruno, property owner, appeared for the application.

The property owner explained that he is seeking a variance of section 3.6.C.3, which requires an accessory apartment to be attached to the principal dwelling unit. The dwelling and garage / barn were built in 1940 with a 640sf apartment attached.

B. Cavagna stated this request will bring a pre-existing non-conforming apartment into compliance with the issuance of a Zoning permit for an accessory apartment, which will also aid in meeting our goals of affordable housing for the future.

The Commission asked questions and made comments.

B. Cavagna answered questions and comments raised by the Commission.

J. Streaman closed Public Hearing

WORK SESSION:

H. Stambone / C. Natoli, 41 South Crossing Way, Sec. 5.8.G.3.V.a, Rear setback for concert patio.

J. Streaman opened the floor to discussion by the Commissioners. Discussion ensued.

Motion by M. Duff, seconded by R. Courchene to approve variance of Section 5.8.G.3.V.a minimum rear setback from 25ft to 12.8ft to convert an existing paver patio to a deck attached to the dwelling. Motion passed unanimously.

C. LaBadia, 12 Castle Hill Drive, Sec. 3.4.C.1.B & A, Front yard setback for accessory structure in the front yard.

J. Streaman opened the floor to discussion by the Commissioners. Discussion ensued.

Motion by M. Duff, seconded by R. Courchene to approve a variance of Section 3.4.C.1.B & A accessory structure in the front yard. Two front yards, preexisting non-conforming Lot with dwelling unit built prior to the adoption of the Zoning regulations. Motion passed unanimously.

J. Bruno, 45 Codfish Hill Road, Sec. 3.6.C.3, Pre-existing non-conforming use.

J. Streaman opened the floor to discussion by the Commissioners. Discussion ensued.

Motion by M. Duff, seconded by R. Courchene to approve an accessory apartment to be attached to the principal dwelling unit.
Motion passed unanimously.

ADJOURN:

Motion by J. Streaman, seconded by R. Courchene at 7:16 p.m.
Motion passed unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Amanda Martinez', written in a cursive style.

Amanda Martinez,
Recording Secretary