



Town of Bethany
Planning Board Meeting
Francis Brunner, Chairman

Date: December 5, 2013 Scheduled Time: 7:30 p.m.

Planning Board Members in Attendance:

Francis Brunner (Chairman)
Dave Carli
Ray Cipriano
Jeff Fluker
Tim Leary
Jim Phillips
Dan Street
Gretchen Pietrzykowski (Secretary / Alternate)

Town Officials in Attendance:

Bill Gick Councilman

Other Attendees:

Tom and Debbie Douglas
Bill Baskin
Sheila Hess

Minutes:

Minutes from the regular Planning Board meeting of November 7, 2013 were submitted for review. A motion was made by member Dave Carli to accept the minutes as submitted and was seconded by Tim Leary. The motion was carried, 7-0.

Old Business:

- In continued efforts to finalize the Comprehensive Plan, the Board listened to a presentation given by Sheila Hess, who is not only a resident of Bethany, but also the developer of the company Conservation Connects. This company provides environmental consulting services that facilitate a balanced approach to land use and development. At this point in time, Sheila agreed that the Board

should submit the Plan but strongly recommended adding a piece that would identify what the next steps of the Board would be. Such additions would include (but are not limited to) future figures and analysis; demographics; mapping of goals and policies; location of new developments; identifying sources of alternative energy. Sheila volunteered to draft the "Next Steps" piece and send it to Tim.

New Business:

- The Board listened to Tom Douglas as he described his submission for an Area Variance (Application AV-13-03).
 - Mr. Douglas is seeking to erect a 40 x 24 x 10 pole barn accessory building, 10 feet from side yard and rear lot lines (requirements are 25 feet from side yard and 35 feet from rear line).
 - Mr. Douglas showed a pictometry of his property and described to the Board how there is no other location for him to build the pole barn.
 - The Board saw no problem or issues with this variance and will make a recommendation to the ZBA for approval.
- The Board listened to Bill Baskin as he described his plans to replace a barn that was recently destroyed by fire (Application SPR 13-01).
 - The reason Mr. Baskin has approached the Board is that while building the replacement barn, Mr. Baskin would like to modify the structure by extending sections, filling in corners and squaring up the old building.
 - Dave Carli questioned two things regarding the project: 1) the application is checked as both Residential and Agricultural and wondered if both needed to be. Tom Douglas verified this as yes, both did. 2) if the Board had anything that showed the layout of everything, not just this one building.
 - Tom is going to get an updated and larger pictometry from the County GIS System.
 - As the Board began to wrap up its discussion, the question came up as to whether or not a public hearing had to be held. Fran said that a public meeting should be held at the next Planning Board meeting to make sure the public has an opportunity to ask questions. This meeting would be held January 2, 2014 at 7:30. Further discussion regarding this matter would be tabled until the January 2nd meeting.

- Closing Comments: Nothing to report

Adjournment: A motion was made by Ray Cipriano to adjourn the meeting at 9:20 p.m. and was seconded by Jim Phillips. The Motion was carried, 7-0.

Respectfully Submitted,
Gretchen Pietrzykowski
Planning Board Secretary / Alternate