

**Town of Bethany**  
**Regular Planning Board Meeting**  
**June 4, 2015 Meeting Minutes**

**Planning Board Members in Attendance:**

Chairman, Daniel Street	Linda Jackett,	Deborah Donnelly
Ramon Cipriano	David Carli	James Phillips
Acting Secretary: Deborah Donnelly	<b>Members Absent:</b> Tim Leary	

**Town Officials in Attendance:**

Town Councilman Walter Wenhold	Thomas Douglas, CEO/ZEO
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**Other Attendees: Alex Fox, CEC Energy & Resident, Pat Pietrzykowski**

Meeting was called to order by Chairman Street at 7:30 PM.

The minutes of the April 2015 Planning Board meeting were previously emailed to each board member for them to review. Note that we have no minutes from May for approval due to not having a meeting. Chairman Street asked if there were any questions and or corrections to the April minutes as received. A motion by David Carli was made to approve the April minutes as received, seconded by Daniel Street. Motion carried with all voting Aye.

**Old Business:**

It was noted by Thomas Douglas that the Heywood application that was approved contingent on a merger being done has not been done as of yet and that he would be looking to discuss this with Mr. Heywood as for the deadline is approaching.

Question was raised on the Comprehensive Plan as to if it had been completed as of yet. It was noted that it was believed to have come back to the Town of Bethany for their review but has been put on the back burner for the time being due to the many issues the town is working on at this time.

**New Business:**

Chairman Street noted we have several applications on the table and started with the first application:

**David Wood SUP1502** – This Special Use Permit to install a small WECS wind turbine was not able to review until it is reviewed by the County. Motion made by David Carli that this application will be tabled until the July Meeting, seconded by Raymon Cipriano, motion carried with all voting Aye.

**David Wood AV1502** – The Area Variance for the Wind Turbine was reviewed as this will need two variances one for the height request of 153.5 ft. and the second being the setback reduction of 94.5 ft. The first variance was the height of 153.5' which is allowed to be 150'. It was asked of Alex Fox from CEC Energy of the precautions that they take for the chance that this could fall and with the height and setback figures it would land on the neighboring property. It was noted by David Carli that he felt that the extra height was not an issue but that the setback was not acceptable. Motion was made by David Carli to recommend to the ZBA that this is denied due the fact that the 2<sup>nd</sup> variance for setback in not acceptable, seconded by Raymon Cipriano; motion carried with all voting Aye.

**Verizon Cell Tower SPR1501** – The Site Plan for the Verizon Wireless to co-locate a wireless telecommunications facility on an existing 250' wireless telecommunications tower owned by Crown Castle USA. They are looking to do this in order to increase cell service in the Bethany area. Motion was made by

Daniel Street that this would also have to be tabled until the July Meeting in order for the County to review, seconded by David Carli; motion carried with all voting Aye.

**Edward Stringham SUP1503** – This Special Use Application to install a pond. Motion made by Daniel Street to table until the July meeting in order for the County to review, seconded by David Carli; motion carried with all voting Aye.

**Edward Stringham AV1503** – The Area Variance Application to dig a pond 45' from the next property line is under consideration. The Zoning says it should be 100' from the any property line since both properties are owned by the same family it had been suggested that they merge both of the properties, but this really is not beneficial for either party. Since it is only a .5 acre pond and both parcels are owned by the Stringham's a motion was made by David Carli that it is recommended to the ZBA for approval of the AV1503, seconded by Raymon Cipriano; motion carried with all voting Aye.

**Eastview Farms LS1502** – This Land Separation Application is to separate out 35 acres out of a parcel of 152.6 acres. It is noted that they will need to merge parcels 1 & 3 which the county is in the process of doing. Motion was made by David Carli to give preliminary approval contingent on the merger of parcel 1 & 3 (tax map parcel 8-1-43.21 with 8.-1-44.211) and that all other criteria is met, seconded by James Phillips; motion carried with all voting Aye.

**Baskin Livestock SPR1502** – The Site Plan Review Application was reviewed for the erecting/cover of 110'x80' to an existing wash bay. Motion made by Daniel Street to table this until we receive more input from the County on this site plan, seconded by David Carli; motion carried all voting Aye.

**Baskin Livestock AV1504** – The Area Variance is to erect a 37" x 66" sign. It was noted that the zoning law for signs is to be no larger than a 6 square ft. sign. After some discussion, the sign would need to maintain the 10' setback from the right a way and would be located closer to where the scales are presently. Motion was made by David Carli that the sign was too large and recommends to the ZBA denial of this application, seconded by Raymon Cipriano but was voted No by all other board members with no other action occurring.

**Baskin Livestock AV1505** – This Area Variance is to erect a 48 x 100 barn 43' from the right of way where an existing barn is located. The current building is 50 x 80 and the new building will be 48 x 100. Motion was made by David Carli to recommend approval of this new barn, seconded by Linda Jacket; motion carried with all voting Aye.

**Joseph & Suzanne Barniak LS1503** – The Land Separation Application to separate 1.546 acres from a 73 acre parcel and for it to be merged with tax map parcel 9.-1-1.1. After a short discussion a motion was made by Raymon Cipriano to recommend approval of this contingent on the merging of the new parcel with 9-1-1.1, seconded by James Phillips; motion carried with all voting Aye.

Chairman Street asked if anyone had any further business and noted that there were none.

**Adjournment:** A motion was made by Ramon Cipriano to adjourn, seconded by David Carli; motion carried unanimously. The meeting adjourned at 8:40 PM.

The above meeting minutes constitute the writer's understanding of the items discussed, decisions/directives rendered, and follow-up required. Please contact the writer within five (5) days of the issue date with any corrections and/or additions hereto. Otherwise these minutes are accepted by all parties present to be accurate.

Respectfully submitted,  
Deborah Donnelly, Planning Board Secretary