

Planning Commission Meeting of October 28, 2024
Town of South Bethany

Members Present: Fred Reitzel (Chair), Jocelyn Cenna, Joe Conway, Richard Dallaire, Steven Gallagher, and Rob Gensler

Member Via Zoom: Brian Gander

Others Present: Joe Hinks (Code Enforcement Constable)

Chair Reitzel called the meeting to order at 10:00 a.m.

Chair Reitzel noted no absences.

Hearing to Consider an Application for Combination of Lots

- Chair Reitzel called the hearing to order.
- Chair read the public notice for the record: “Pursuant to Chapter 16, Article IV, Sec. 116-16 Combination of Lots. The South Bethany Planning Commission will hold a Public Hearing to consider the request for a combination of lots, lands of Audrey Luckow, being known as Parcel #134-20.07-129.00 and #134-20.07-128.00 (405 Plymouth Road and 407 Plymouth Road), situated in the Town of South Bethany.
- Darren Donohue presented the application on behalf of the owners.
- Stefanie Luckow Hawkinson spoke in support of the application.
- There were no public comments in opposition to the application and, therefore, no rebuttals.
- Members of the Commission, Mr. Hinks, and the Mr. Donohue discussed the application. Mr. Hinks noted that setbacks required of larger lots by Article VI would apply to the newly combined lots and that the existing structure would not become nonconforming if the lots were to be combined. He also noted that the restrictions of Ordinance 122-03, which limits the size and the character of single-family dwellings, would apply to the newly combined lots. These restrictions include the limit of one kitchen per dwelling and a limit of 5,500 square feet of total floor area.
- Upon a motion to approve, a second, and a roll call vote, the Commission unanimously approved the application to combine the lots.
- Chair Reitzel adjourned the hearing.

The Commission unanimously adopted the draft minutes of its September 6, 2024, meeting.

There being no public comment and no further business before the Commission, Chair Reitzel adjourned the Commission meeting at 10:25 a.m.