

Planning Commission Meeting of December 16, 2024  
Town of South Bethany

Members Present: Fred Reitzel (Chair), Steven Gallagher, Brian Gander, and Rob Gensler

Member Via Zoom: Jocelyn Cenna

Members Absent: Joe Conway and Richard Dallaire

Others Present: Joe Hinks (Code Enforcement Constable) and Bob Shields (TC Liaison)

Chair Reitzel called the meeting to order at 1:00 p.m.

Chair Reitzel noted the existence of a quorum with two Commissioners absent.

Hearing to Consider an Application for Combination of Lots

- Chair Reitzel called the hearing to order.
- Chair Reitzel read the public notice for the record: “Pursuant to Chapter 116, ARTICLE IV, §116-16 Combining of Lots The South Bethany Planning Commission will hold a Public Hearing to consider the request for a combination of lots, lands of 124 Layton LLC (Jacqueline Dris), being known as Parcel #134-17.20-129.00 and #134-17.20-128.01 (124 Layton Drive and 126 Layton Drive), situated in the Town of South Bethany.”
- Applicant Jaqueline Dris presented the application.
- There were no public comments in support of the application.
- There were no public comments in opposition to the application and, therefore, no rebuttals.
- Members of the Commission and Mr. Hinks discussed the application. Mr. Hinks noted that the combination of the lots would not create a nonconformity or an anomaly. In addition, he noted that the combined lot would have 12 foot setbacks.
- Applicant indicated her intention, with the approval of the owner of the neighboring property, to seek to dissolve the existing easement to their shared boat ramp. She testified that she would rebuild the crumbling bulkhead across the entire property.
- 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 October 28, 2024, meeting.

Chair Reitzel noted that on November 8, 2024, the Town Council approved the by-law amendments adopted by the Commission on October 28, 2024, to change the Commission’s organizational meeting from May to June. In addition, Town Council recommended additional amendments to substitute the

phrase "Town Hall staff" in lieu of "the administrative secretary provided by the Town Manager's office." Following discussion, the Commission unanimously adopted the proposed amendments.

There being no public comment and no further business before the Commission, Chair Reitzel adjourned the Commission meeting at 1:20 p.m.