



TOWN OF BETHANY

PLANNING AND ZONING COMMISSION

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NOTICE OF ADOPTION OF TEXT AMENDMENT OF THE TOWN OF BETHANY REGULATIONS

Notice is hereby given that at the Regular Meeting of the Bethany Planning and Zoning Commission held a Public Hearing on July 5, 2023. The Commission approved and adopted the following amendments and revisions to the Town of Bethany Zoning Regulations:

1. ***Section 5*** (page 12) Current ***Section J. Revise to Section letter K.***
2. ***Section 5*** (page 13) Current ***Section K. Revise to Section letter L.***
3. ***Section 5*** (page 13) Current ***Section G. Revise to Section letter M.***

Business and Industrial Zone Revision for duplex homes.

ADD Section 6.2. B. 10.

However, if Commission is concerned over unintended development potential the following could be inserted/substituted for portions (a-c) of the proposed draft regulation as follows:

- a. Application for 1 duplex residential structure shall be reviewed under the site plan regulations. Application for 2 - 4 duplex residential structures shall require approval under the special permit requirements of these regulations.
- b. On applications of two or more duplex buildings, the applicant shall provide a minimum of 25% of the units as affordable (80% AMI), when the maximum number of units is 4. or 50% of the units as affordable (25% @ 80% AMI and 25% @ 60% AMI) when the number of units is 6 or 8.
- c. The maximum number of units for any such development under this section of the Zoning Regulations is 8 units or 4 duplex buildings.
- d. All dwellings shall meet the on-site septic and well requirements of the QVHD prior to any approval by the Planning and Zoning Commission.
- e. Adequate parking for the required number of vehicle parking spaces must be provided along with adequate landscaping so that the site is sufficiently screened from typical B&I levels of traffic and noise.
- f. Site plan standards as defined in these regulations shall be required to be met and shown on the application materials.

Effective as of July 6, 2023