

Planning & Zoning Meeting
July 6, 2016

Present: Elaine Shepard, John Watson, Chris Coliukos, Chair Lee Adams, Kim Bradshaw, Rob McLarnon.

Staff: Clerk/Treasurer Valerie Walls

Absent: Frank Vari

Chair Lee Adams called the meeting to order at 6:35pm followed by the Pledge of Allegiance.

Public Comment: Lee Adams commented on the fireworks display, noting that the weather wasn't too bad.

Minutes

June 1, 2016 ES CC

MOTION: Elaine Shepard made a motion, seconded by Chris Coliukos to approve the minutes from the June 1, 2016 meeting. All in favor, motion carried.

April 6, 2016 JW KB

MOTION: John Watson made a motion, seconded by Kim Bradshaw to approve the minutes from the April 6, 2016 meeting. All in favor, motion carried.

April 20, 2016 – moved to the August meeting.

Action Item

- 310 Bohemia Avenue – Pool - was approved last year with contingents. Work was not able to be completed. Same application, Lee has a copy of the contract between owner and contractor. Pending critical area storm water management plan – working on with the contractor and will present to Town Manager when completed. Will have to go to the County for approval and the contractor is aware of this. Plans to complete it 35 days after the permits are in place.

MOTION: John Watson made a motion, seconded by Elaine Shepard to approve file 07052016 for a pool installation, contingent on pending storm water management plan. All in favor, motion carried.

203 Charles Street – New 3 Story multi-use building

Max height is 35' for town, Building is 34'. Sight data = V1, set back 10 front & back 25', 8' side. Will require a variance. Concerned about critical area 85% (45%)

Balcony is 6', siding is cement board- approved by historic, asphalt shingles. Deck on roof , street parking, next to parking lot under the bridge. Need proposed plan sq footage of building. Will need six variances right off the bat. Will need an application & plan to Board of Appeals. If critical area is ok with this plan –will need a motion for BoA. Would like a floor plan by the workshop. First floor is wide open. Permitted use – VC – first floor commercial, floor 2 and 3 residential. No change of zoning. Trees: one will need to come down, will need a permit Sandra will contact CA tomorrow. Existing lot of record – non confirming lot. Will have to justify the house size to BOA. When they file BOA, then PZ would send a letter to Commission. Footprint 68%. Sewer line on back side may actually be leaking. Wet spot when cutting grass. Whatever the CA says, PZ would compose a letter. May have to come back to Planning Commission again.

Old Business

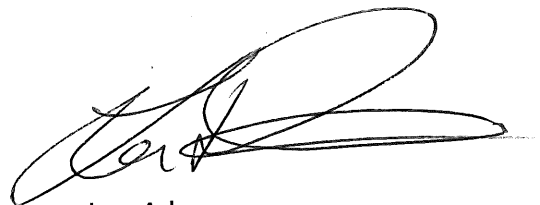
Architectural Standards – will discuss at workshop.

MOTION: Elaine Shepard made a motion to adjourn the meeting at 7:34pm, seconded by John Watson. All in favor, motion carried.

Respectfully Submitted:



D. Valerie Walls
Clerk/Treasurer



Lee Adams
Chair