

Planning Commission Meeting

Wednesday, November 3, 2021

Present: Rick Webster, George Still, Susan Trentham, Dan Malloy, Bill Staker, Trudy Carter

Absent: Lee Adams

Vice Chair Rick Webster called the meeting to order at 6:30 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

October 6, 2021

Motion: Dan Malloy made a motion, seconded by Trudy Carter to accept the minutes from October 6, 2021. All in favor, motion carried.

Action Items:

File 2021070 – 611 Biddle Street – Dormer into back roof to add bathroom to second story

Motion: Bill Staker made a motion, seconded by George Still to approve File 2021070 – 611 Biddle Street – Dormer into back roof to add bathroom to second story. All in favor, motion carried.

File 2021072 – 67 Basil Ave – 10' x 16' Rec Room Addition and 12' x 16' Screen Porch, Siding, Handicap Ramp

Will need to go to Board of Appeals to meet the 10% coverage rule and side yard setbacks of Resource Conservation. Need to submit a complete site plan as soon as possible.

Motion: Bill Staker made a motion, seconded by George Still to approve File 2021072 – 67 Basil Ave – 10' x 16' Rec Room Addition and 12' x 16' Screen Porch, Siding, Handicap Ramp. Pending the submission of a complete site plan and a Board of Appeals approval of the 10% lot coverage and all setbacks. Bill Staker, Dan Malloy, George Still, Rick Webster, Susan Trentham in favor, Trudy Carter denied, motion carried.

Motion: George Still made a motion, seconded by Dan Malloy to send a letter of approval to the Board of Appeals for File 2021072 – 67 Basil Ave – 10' x 16' Rec Room Addition and 12' x 16' Screen Porch, Siding, Handicap Ramp. All in favor, motion carried.

New Business

New Road Proposal at 0 Mt. Nebo Road on Parking Lot Property

Rob distributed some historic materials on the parcel. Adding a new road would require state and county coordination and a traffic study. George suggested Dan bring this issue up with the Comp Plan Committee, however, Dan feels the parking lot would be completed prior to the Comp Plan Updates completion. There are a few good areas on the N. St. Augustine end, but not on the Mt. Nebo end. The next step would be to communicate with the Council and Gianmarco about this project to see if they want to pursue this additional road.

Motion: Dan Malloy made a motion, seconded by Bill Staker to communicate with Town Council and Gianmarco Martuscelli regarding the proposal of an access road on the parking lot property. All in favor, motion carried.

Zoning Administrator Report:

See attached report.

Adjourn:

Motion: Dan Malloy made a motion, seconded by Trudy Carter to adjourn the meeting at 7:26 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Rick Webster, Vice Chair