

# Planning Commission Meeting

Wednesday, March 2, 2022

Present: Rick Webster, Trudy Carter, Bill Staker, Dan Malloy, George Still, Lee Adams, Susan Trentham, Rob Bernstine, Tonya Lockwood

Absent:

Chair Rick Webster called the meeting to order at 6:31 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

*February 2, 2022*

**Motion:** Dan Malloy made a motion, seconded by Bill Staker to accept the minutes from February 2, 2022. All in favor, motion carried.

## Action Items:

*File 2022-010 – 406 Biddle Street – Enclosing an Existing Rear Porch (Sunroom)*

**Motion:** Bill Staker made a motion, seconded by Trudy Carter to approve File 2022-010 – 406 Biddle Street – Enclosing an Existing Rear Porch (Sunroom). All in favor, motion carried.

*File 2022-007 – 508 Second Street – Demolition and Reconstruction of House*

Will need to go back to the Historic District with a few options that the Commission requested. The project as proposed will need to go to the Board of Appeals for setbacks and lot coverage. The project will also need an easement from the Town to allow for the Front Porch. George suggested getting a letter from the west neighbor stating that they approve of the project could be beneficial to getting approvals. Contractor stated he would assure he is not building on the neighbor's property. North lot line is the front of the house. Planning Commission will require a new boundary survey that shall also include impervious surface coverage, a variance from the Front, Back and both Side Yard Setbacks, a variance from Impervious Surface Coverage, an easement from the Town, a description of how they shall meet the Critical Area Requirements, and a Historic District Commission Approval.

**Motion:** Lee Adams made a motion, seconded by Bill Staker to approve File 2022-007 – 508 Second Street – Demolition and Reconstruction of House, pending a new boundary survey that shall also include impervious surface coverage, a variance from the Front, Back and both Side Yard Setbacks, a variance from Impervious Surface Coverage, an easement from the Town, a description of how they shall meet the Critical Area Requirements, and a Historic District Commission Approval. Bill Staker, Lee Adams, Trudy Carter in favor. Susan Trentham, Dan Malloy, and George Still, Against. Rick Webster, Abstained. Motion Fails.

**Motion:** Bill Staker made a motion, seconded by Lee Adams to table File 2022-007 – 508 Second Street – Demolition and Reconstruction of House until next meeting. All in favor, motion carried.

## **Discussion Items**

### *CDO Amendment – Critical Area*

Critical Area Amendment was introduced. Public Hearing to be held at the April 6, 2022 Meeting.

### *CDO Amendment – Text Amendments (Level 1 and 2 Permits and Maintenance)*

Planning Commission will review the proposed changes.

## **Zoning Administrator Report:**

See attached report.

## **Adjourn:**

**Motion:** Lee Adams made a motion, seconded by Dan Malloy to adjourn the meeting at 7:00 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Rick Webster, Chair