

Planning Commission Meeting

Wednesday, July 6, 2022

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

Absent:

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:

May 4, 2022

Motion: George Still made a motion, seconded by Bill Staker to accept the minutes from May 4, 2022. All in favor, motion carried.

Action Items:

File 2022-038 – 619 Biddle Street - 30' x 40' New Pole Barn/Garage

Project will need a Variance on the rear-yard setback. Planning Commission will send a letter of support for the project.

Motion: Bill Staker made a motion, seconded by George Still to approve File 2022-038 – 619 Biddle Street - 30' x 40' New Pole Barn/Garage pending Board of Appeals Approval and the Planning Commission will send a letter of support. All in favor, motion carried.

File 2022-042 – 200 Bohemia Ave – Roof Replacement-Shingles to Metal

They are not changing the footprint of the building. The rubber roofing on the back of the building is not being replaced.

Motion: Lee Adams made a motion, seconded by Bill Staker to approve File 2022-042 – 200 Bohemia Ave – Roof Replacement-Shingles to Metal. All in favor, motion carried.

File 2022-043 – 333 Walnut Drive – Pool Installation

If pool fence is on property line, gate must open in.

Motion: Bill Staker made a motion, seconded by Dan Malloy to approve File 2022-043 – 333 Walnut Drive – Pool Installation with the condition that if pool fence is placed on property line, the gate must open in, towards the property. All in favor, motion carried.

File 2022-044A - 105 Bohemia Ave – Demo of 2 Car Garage

This application is for the Demo of the two-car garage only.

Motion: Bill Staker made a motion, seconded by George Still to approve File 2022-044A 105 Bohemia Ave – Demo of 2 Car Garage. Trudy C., Lee A., Rick W., George S., Bill S., and Susan T. in favor, motion carried. Dan Malloy, abstained.

File 2022-044 – 105 Bohemia Ave - Demo, Relocation, and Reconstruction of Accessory Structure; Replacement of Windows, Siding, and Doors of Main House, Replace Roof (if needed), Un-enclose the front porch

Owner needs to ensure the existing Water and Sewer lines to the Carriage House are capped and relocated. Carriage House will need a variance from the rear and side yard setbacks (due to the height of the accessory structure exceeding 12 feet) and accessory structure height exceeding 20 feet. There will be a \$15,000.00 Water/Sewer Allocation Fee charged to the property owner for the Carriage House connection.

Motion: Dan Malloy made a motion, seconded by Bill Staker to approve File 2022-044 – 105 Bohemia Ave - Replacement of Windows, Siding, and Doors of Main House, Replace Roof (if needed), Un-enclose the front porch. All in favor, motion carried.

Motion: Dan Malloy made a motion, to deny File 2022-044 – 105 Bohemia Ave - Demo, Relocation, and Reconstruction of Accessory Structure. Motion Fails due to lack of Second.

Motion: Trudy Carter made a motion, to approve File 2022-044 – 105 Bohemia Ave - Demo, Relocation, and Reconstruction of Accessory Structure pending a report that the structure is unable to be renovated due to structural deficiencies and needs to be demolished. Motion Fails due to lack of Second.

Motion: George Still made a motion, seconded by Bill Staker to approve File 2022-044 – 105 Bohemia Ave - Demolition, Relocation, and Reconstruction of Accessory Structure, pending Board of Appeals Approval for a variance from the rear and side yard setbacks (due to the height of the accessory structure exceeding 12 feet) and a variance from the maximum accessory structure height of 20 feet. Lee A., Rick W., George S., Bill S. in favor, motion carried. Trudy C., Dan M., and Susan T., against.

Discussion Items

Zoning Permit Requirements

Maintenance Sections

2.1.1 Zoning Administrator

Planning Commission will review the recent changes and discuss these items at the next meeting.

Zoning Administrator Report:

See attached report.

Rob/Tonya to speak to Council regarding charging a fee for dumpsters placed on Town Property.

Adjourn:

Motion: George Still made a motion, seconded by Lee Adams to adjourn the meeting at 7:55 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Rick Webster, Chair