

Planning Commission Meeting

Wednesday, December 6, 2023

Present: Bill Staker, Rick Webster, Dan Malloy, Lee Adams, Amber Durand

Absent: Susan Trentham

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:

November 1, 2023

Motion: Dan Malloy made a motion, seconded by Bill Staker to accept the minutes from November 1, 2023. All in favor, motion carried.

Action Items:

File 2023-043 – 243 Biddle Street – Remove existing buildings and construct a new residential structure. Duplex will be two stories, rather than side-by-side

Rob Bernstine explained that the Town sold the property to the south of this property to Mr. desGarenes and then subsequently this property, as he had “first right of refusal” when the Town decided to sell it a few years ago. The lots were subdivided in late 2008/ early 2009. Mr. desGarenes plans to purchase the third lot that was also part of this sub-division.

4 parking spaces would be required for this property. Currently there is room for 3 spaces, and Mr. desGarenes would be required to pay parking mitigation for 1 additional space.

The Commission would like to see a better plot plan showing parking areas and exactly where the front of the house will be.

He will need to make a 10% improvement for Critical Area Regulations which can be done through landscaping or other methods. The proposed project is a reduction of the impervious coverage which currently exists.

He will need variances from the required 20’ side yard setbacks to the proposed 9’ and 12’ setbacks on the east and west sides of the property and from the required 15’ front yard setback to 10’ on the south side of the property.

Mr. desGarenes will bring back the new plot plan to the January Meeting. Tonya will schedule a Board of Appeals Meeting for later in January.

Motion: Dan Malloy made a motion, seconded by Bill Staker to table File 2023-043 – 243 Biddle Street – Remove existing buildings and construct a new residential structure. Duplex will be two stories, rather than side-by-side. All in favor, motion carried.

Discussion Items

Open Seat

There is still an open seat, as Tonya has received no interest. Amber Durand has someone who may be interested that she will reach out to.

Zoning Administrator Report:

No permits were approved in December. The Comp Plan Committee did meet and is nearing a draft.

Adjourn:

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

**An audio recording of this meeting is available upon request.*

Respectfully Submitted,

Tonya Lockwood

Rick Webster, Chair