

**Planning Board Minutes
March 21, 2019**

Planning Board Members Present: Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe, Steve Lester. **Absent:** Michael Woodruff.

Others Present: Kimberly Rayburn (Secretary), James Kier (Building & Zoning)

Fink opened the meeting at 7:30 pm.

I. TV2-19 Area Variance Review Owner David Spencer (agent) Marks Engineering property located at 7203 St Rts 5&20. Tax map # 80.00-1-31.000 has applied for an Area Variance, the proposed variance will be a front setback of 50 ft where 75 ft is required.

The Board reviewed the proposal and map provided, they held a discussion. Some comments were: the new maps should be provided before the ZBA does their review, the plan could have better ways to utilize the site to minimize the need for a 50 ft setback for example relocating or eliminating the outside storage, and the proposed setback does not seem to be any closer to the front property line than the existing structure.

Planning Board Decision:

Overmoyer made a motion and Lester seconded the motion to forward the following comments to the ZBA on Area Variance TV2-19 Owner David Spencer (agent) Marks Engineering property located at 7203 St Rts 5&20. Tax map # 80.00-1-31.000. The proposed variance will be a front setback of 50 ft where 75 ft is required.

- Updated drainage & Erosion runoff addressed in new plan
- Outdoor Vehicle storage dimensions
- Dimensions from the back building to the property line
- Show how you will stabilize the property to the north side (slope)
- Southside stacking stone stabilization plan
- Plan for any seepage from outside storage
- Is the telephone pole with guy wires accurately placed on the map, they would like dimensions of the pole from one of the property corners.
- More information /proof of dark sky compliant lighting, Type of fixtures, mounting heights
- Have the Fire Chief look at the new plans with updated information
- Have Thornton Engineering review new plans with all updated information including width of the proposed driveway

Record of Vote:

Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Donohoe Aye Lester Aye
All Board members present voted Aye, Vote was carried unanimously.

II. Discussion

A brief discussion was held on the proposed ARC home, Compton commented that there is no perc data on the plans, Kier stated the septic is being reviewed by the Department of Health.

A brief discussion was held on a new application for an addition onto a pre-existing non-conforming home on St Rts 5&20. The house does not meet today's regulations of a front setback of 75 feet.

III. Minutes:

Minutes of February 7, 2019

Donohoe made a motion and Pellett seconded the motion to approve the minutes of 2/7/2019

All board members present voted Aye with the exception of Lester who was absent from the 2.7.19 meeting, Vote was carried.

Minutes of March 7, 2019

Rogers made a motion and Overmoyer seconded the motion to approve the minutes of 3/7/2019

All board members present voted Aye, Vote was carried unanimously.

IV. Meeting Adjourned

Lester made a motion and Pellett seconded the motion to close the meeting @ 8:45 pm.

All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary