

## Planning and Zoning Board

January 5, 2017 6:00 PM

The meeting was called to order by Chairman, Rogers Clements at 6:00 PM. Present were Rogers Clements, Ursula Boudart, Tom Durange, Renee Capano and Rebecca Mann. Ms. Capano was introduced as the new member of the board representing the Commissioners.

Approval of Minutes – December 8, 2016 Ms. Boudart questioned if the minutes reflected a request for a new representative to the board. They do. Rebecca clarified that solar panels that are mounted on the building they can be approved in house. Those mounted in the yard would still need to come to the committee. The home improvements approval needs more clarification. If there is no change in use of the building and we have no jurisdiction, then they can be approved in house. Ursula Boudart moved to approve the minutes with the clarifications, seconded by Rogers Clements. Approved 3-0 with one abstention.

### Old Business

16-45 Elmer (now approved by Historic District) We still have heard no word from the Elmers. We sent a letter with a copy to the county so it is in the county's jurisdiction.

### New Business

16-97 – 139 Steamboat Court – finish basement – No HOA needed Ursula Boudart moved to approve, seconded by Rogers Clements. Approved 4-0

16-96 -539 Bladen Street - Emergency repair. Overhang came loose from side of house and had to be removed. Siding needed to be installed where overhang was, to keep weather out. Has Historic Approval. Rebecca gave preliminary approval for the work as it was a safety concern. Ursula Boudart moved to approve, seconded by Rogers Clements. Approved 4-0.

17-01 169 Cool Springs Road Fence Needs HOA Approval They will also need to sign an easement agreement. Ursula Boudart moved to approve with the contingencies, seconded by Rogers Clements. Approved 4-0.

Renee Capano asked if they would like to make a list of what they would like to have approved in house. Add to the solar panels – can be approved in house unless they are going to be installed in the ground and not on a structure. Interior work contingent on its use can be approved in house.

A discussion was held on the outside shower to bring Renee Capano up to speed. Do we need to send him a letter reiterating that he needs to take the shower down. Did he get the letter from the county and does he know that he can apply for a variance.

Then a discussion was held on the Joe Carey garage. He is still contending that he does not need a sprinkler system. The county does not require a system as it is not liveable, but it is habitable which is what our code says. We are still insisting on a sprinkler system.

Rebecca will follow up on the outside shower.

There was discussion that our forms need to be signed by the owner and the applicant required. This is why we need to meet with David Dahlstrom. The committee had been asked to form a list of things to bring up for change.

The meeting was called closed by Chairman Rogers Clements at 6:41 PM, approved 4-0.

Respectfully submitted,

Debbie Myers, Town Clerk

Approved 2-14-2017