

## PLANNING & ZONING COMMISSION

### Minutes

March 7, 2013

7:00 pm

**Chairman Rogers Clements called the meeting to order at 7:00pm. In attendance were Rogers Clements, Dr. Robert Gell, Ursula Boudart, Dave Jarinko, Dwayne Sweet and Wib Pumpaly, Town Administrator.**

- December 6, 2012 minutes were presented. After a review of the minutes, Rogers Clements moved to approve the minutes and Ursula Boudart seconded it. All were in favor, approved 5 – 0.
- February 7, 2013 minutes were presented. After review of the minutes, Dr. Gell moved to approve the minutes and Rogers Clements seconded. All were in favor, approved 5 – 0.

### New Business

R.E. Langford – Lawn Shed 14 x 20, Permit number **13-08**

Mr. Pumpaly stated that all the setbacks, size of parcel, size of shed, etc., are in line and the Historic District Commission will approve after a letter goes out to his contiguous property neighbors to make them aware of the project. They will have 7 days to respond to the Town. Dr. Gell asked if approval would be based on a majority opinion of neighbors. Mr. Pumpaly stated that the planning and zoning book doesn't state that.

Dave Jarinko takes issue with the concept of asking neighbors for a project that is ordinary. Mr. Jarinko stated, in his opinion, the Historic Commission may be overstepping their bounds; the property that is seeking the permit is not a historic structure nor does it border a historic structure. Mrs. Boudart questioned if the lot coverage meets the 50% rule. Mr. Jarinko said that he and Mr. Pumpaly checked out and this permit meets all the criteria based on the planning and zoning board.

Mr. Clements questioned the lot coverage. Mr. Jarinko stated that the lot coverage is about 49% under the 50% lot coverage.

Dr. Gell motioned to table the permit contingent on the Historic District Commissioner approval, Mr. Jarinko seconded it. All were in favor, approved 5 – 0.

J.P Warner – Remove Trees, Permit number **13-09**

The Historic District Commission approved it. Mr. Clements asked if the trees were damaged and he was told that they were rotten. Mr. Jarinko motioned to approve and Mr. Sweet seconded it. All were in favor, approved 5 – 0.

William Wilson – Install Fence **13-10**

After review, Mrs. Boudart motioned to approve and it was seconded. All were in favor, approved 5 – 0.

John Leslie – 12 x 18 deck **13-11**

Deck on Cool Springs Road, has large property and deck is being installed on back of house and inside the building envelope. Dr. Gell motioned to approve. All were in favor, approved 5 – 0.

Ryan Homes – Single Home/garage **13-12**

After review of lot 199, it is in the building envelope. Dr. Gell motioned to approve and Mr. Sweet seconded. All were in favor, approved 5 – 0.

**Terry Lee – Enclosure Fence 13-13**

This is for a dog enclosure and it has been approved by the Historic District. Mr. Jarinko motioned to approve and Mr. Clements seconded. All were in favor, approved 5 – 0.

**Michael Spinalli – 12 x 19 deck 13-14**

After review of the plans, Mr. Sweet made a motion to approve and Mr. Clements seconded. All were in favor, approved 5 – 0.

**Ryan Homes – Single/Home/garage 13-15**

After review of the plans for lot 33, Mrs. Boudart made a motion to approve and Mr. Sweet seconded it. All were in favor, approved 5 – 0.

Mr. Jarinko suggested that each member of the Planning and Zoning Commission get a copy of section of 66B that pertains to the Historic District Commission. He also suggests that the Planning and Zoning Board read the pages of the Zoning Book that pertain to the Historic District Commission.

Respectfully submitted by Janine Antoshak, Town Clerk