

**Planning and Zoning Board**  
**Meeting Minutes**  
**September 7, 2017 6:00 PM**

The meeting was called to order by Chair, Rogers Clements. In attendance were Rogers Clements, Renee Capano, Ursula Boudart, Tom Durange, Ken Confalone and Code Enforcement Officer, Rebecca Mann.

Approval of Minutes of August 3, 2017. There was a question about 17-64. The issue of the side setback was revisited. Ms. Boudart moved to approve the minutes, seconded by Mr. Clements. Approved 3-0.

**Old Business**

17-56 Mr. McCall has resubmitted his application. The new structure is no longer attached to the existing structure. A sprinkler system will be installed into the new structure. It is in R1. Is this a multi-family unit? Mr. McCall was in attendance to explain the construction. This will be an in-law suite that will be totally separate from the other structure. To install a sprinkler system in the existing house would be very expensive. Hence, the system only in the auxiliary structure. Ms. Boudart pointed out that with the new structure would need a sprinkler system. Would he need a separate water/sewer hook-up? A question for the Commissioners. Mr. Clements moved to approve the resubmitted application of 17-56, seconded by Ms. Boudart. Approved 4-0 with one abstention.

**New Business**

17-65 167 Steamboat Court Keystone Homes New Home Construction Ms. Capano moved to approve, seconded by Mr. Confalone. Approved 5-0.

17-66 137 Steamboat Court Lot 145 Keystone Homes New Home Construction Mr. Confalone moved to approve, seconded by Mr. Clements. Approved 5-0.

17-67 519 Calvert Street Jason Butler replace deck rails and stairs HDC Approved This work is already done. The owner did not know that they needed a county permit. Mr. Confalone moved to approve, seconded by Ms. Capano. Approved 5-0. Mr. Clements recommended to fine the homeowner for not getting a permit in advance. Ms. Mann stated that the contractor should have known.

17-68 7 Credence Court Serra Fence Some of the fence is a replacement and some is new. We are assuming the fence is 6 ft high. We only allow fences to be no more than 6 feet high. He wishes to install the fence to keep people from trespassing into the wetlands and protect himself from liability issues. There is nothing to indicate that there is an easement. Ms. Capano moved to approve with the stipulation that the fence can be no higher than 6 ft., seconded by Mr. Confalone. Approved 5-0.

17-69 148 Cool Springs Trinity Solar/Pierson solar panels Have we sent Solar panels to the

Commissioners to get approval for inhouse approval? We will check on that. Ms. Capano moved to approve, seconded by Mr. Clements. Approved 5-0.

Ms. Spangler was in attendance to ask for a change in zoning for her property. There are two criteria to allow a change in zoning. A mistake in the original zoning map or a change in the neighborhood which are state mandated. Is there an appeal? The town would have to apply to change the comprehensive plan which we only look at every ten years. Ms. Spangler could apply to the Commissioners for a change of zoning. The Planning and Zoning Board would make a recommendation to the Commissioners for or against. The consensus was that Ms. Spangler contact her attorney and that we have our attorney in attendance as well. Mr. Clements asked when the original application came in what did they say the property was? Ms. Boudart wants to know why we cannot correct our mistake?

Ms. Mann mentioned that Mr. Dahlstrom has been here many Tuesdays to work on the zoning codes. When he has finished we will have a work session to go over those proposed changes.

Mr. Clements called for adjournment, so moved by Mr. Confalone. Approved 5-0.

Respectfully submitted,

Debbie Myers, Town Clerk