

**Planning and Zoning Board
Meeting Agenda
November 9, 2017 6:00 PM**

The Planning and Zoning meeting was called to order by Chairman, Rogers Clements at 6:00 PM. Present were Rogers Clements, Ken Confalone, Tom Durange and Bert Gay. Rebecca Mann arrived late. Renee Capano was absent.

Approval of Minutes – October 5, 2017 not available to approve

Approval of Minutes Executive Session Approved 4 motions all dealing with legal issues involving Market Street Café. Ken Confalone moved to accept the summary, seconded by Rogers Clements. Approved 3-0, 1 absention.

Old Business None

New Business

17-75 – 666 Louisa Lane Joe Smith construct deck enclosure, mudroom, entrance to the house Work already done. \$250.00 fine paid Ken Confalone moved to approve, seconded by Tom Durange. Approved 4-0.

17-76 – 153 Cool Springs Road Trinity Solar, Novoa solar panels on the roof Ken Confalone moved to allow Code Enforcement Office and Town Administrator to sign off on solar panels, seconded by Rogers Clements. Approved 4-0 Ken Confalone moved to approve 17-76, seconded by Tom Durange. Approved 4-0.

17-77 – 152 Cool Springs Road Trinity Solar, Baker solar panels on the roof Rogers moved to approve, seconded by Ken Confalone. Approved 4-0.

17-78 – 224 Conestoga Street The Neher Group McCoy Roof replacement HDC needed Ken Confalone moved to approve contingent upon HDC approval, seconded by Tom Durange. Approved 4-0 HDC approved

17-79 – 29 Salvation Circle Vivint Solar Solar Panels Rogers moved to approve, seconded by Tom Durange. Approved 4-0

17-80 – 650 Louisa Lane Joe Smith, replace shingles, siding doors, windows Rogers Clements moved to approve 17-80 through 17-83, seconded by Ken Confalone. Approved 4-0

17-81 – 662 Louisa Lane Joe Smith, replace shingles, siding doors, windows See above

17-82 – 656 Louisa Lane Joe Smith, replace shingles, siding doors, windows See above

17-83 – 654 Louisa Lane Joe Smith, replace shingles, siding doors, windows See above

17-84 – 613 Water Street Larry Metz remodel all of interior House appears to be NOT in the floodplain. Rogers Clements moved to approve, seconded by Ken Confalone. Approved 4-0

17-85 – 221 Market Street Michael Madonna replace existing fence HDC approved. Ken Confalone moved to approve, seconded by Rogers Clements. Approved 4-0

17-85A - 172 Steamboat Court Harvey Deck with screened porch on top, stairs coming off to a landing. HOA approval received Ken Confalone moved to approve, seconded by Rogers Clements. Approved 4-0.

Chairman Clements noted that there was a travel trailer on the lot at 210 Market Street and it seems that someone is living in it. Discussion was held on the definition of tiny house. It was suggested that the code be looked at on this subject. There is no building permit for this lot.

Also mentioned the building across from the Baptist Church is falling down. It was suggested to contact the county.

Rogers Clements entertained a motion for adjournment, moved by Ken Confalone, seconded by Tom Durange. Approved 4-0.

Respectfully submitted, Debbie Myers, Town Clerk