

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

SEPTEMBER 1, 2020

Chairman Mike Coleman called the meeting to order at 7:00 P.M.

Board members in attendance were Mike Coleman, Rick Kaminski, Bruce Pauley, Anne Brown, and Keith Cappellini.

Audience members in attendance were Todd Parkins, Mina Turner, Wyldon King Fishman, Susan Hunt, Robert Fishman, Linda Olster, David Olster, Ken Cooper, and Nancy Kessler.

Anne Brown made a motion to approve the minutes of the August 4, 2020 meeting, as read. Bruce Pauley seconded the motion.

First on the agenda was the application for a 3 lot sub-division on Grand View Lodge Rd. for Head North Holdings, LLC. After a thorough review of the application and questions from the board and members of the audience, Mike pointed out several submission items still are needed before the Commission can make a decision. The hearing will be continued after all submission requirements have been submitted.

Next on the agenda, Nancy Kessler asked questions regarding the process of zoning application submissions, the time lapse between submission and decision, the criteria of judgement in making a decision, and property uses that are exempt from the Zoning Ordinance.

Rick Kaminski spoke next about putting together a committee to write a Short-Term Rental Ordinance for the town. There have been several complaints from property owners and registered business owners, and several people have volunteered to work as a committee to address this issue.

Mike stated the Appeal of the approved A.B.L.E. Waste Management Zoning Application for 9139 Route 100 has been dismissed without prejudice.

Mina Turner asked if surveyors are required to notify property abutters before performing a survey. Mike said surveyors are not required to notify abutting property owners. Also the deed rules and takes precedence over a survey.

Next, the Commission entered into executive session to deliberate the hearing of Head North Holdings, LLC application for a sub-division. Mike stated a sub-division is an allowed conditional use. House plans are not required, but a waste water permit is required. Also needed are a Project Review Sheet, and a complete list of property abutters, stating the property uses, such as single-family residence, vacation home, or short and/or long-term rentals. The board also requested a site plan showing approximate areas to be cleared, a site plan showing the location of the barn, any dry hydrants in the area, no build - no cut areas, the shoreland protection area by Grass Pond, and any storm water and erosion controls. Considerable discussion was given to the shared leach areas for septic systems on lot # 2 and 3. The Commission will make a decision upon receipt of the requested information.

Rick Kaminski made a motion to adjourn the meeting at 8:50 P.M. All were in favor.

Respectfully submitted, as draft, until approved

Elaine Pauley, Secretary