

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

October 1, 2019 Minutes

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

Board members in attendance were Mike Coleman, Bruce Pauley, Anne Brown, Rick Kaminski, Rick Martin, and Jay Kullman.

Also in attendance were Tom and Kim Phillips, Ralph Michael, Tom Derlinga, Lauren Jarvi, Leonard Gerardi, Michael Normyle, Paul Olson, Wendy Olson, and Dana Dollof.

First on the agenda was Tom Derlinga of 9 Scott Terrace requesting approval to sub-divide his parcel # 000336 of same address. He began by addressing a letter of concerns, submitted by abutters, Lauren Jarvi and Leonard Gerardi. Mr. Derlinga explained to the board and audience his intent to sell his property of 2.55 acres, giving .5 acres of land to the Echo View Estate Owners Assoc. to maintain pedestrian access to Echo Lake for lot owners. The remaining 2.05 Acres would be sold with the house. After addressing all questions from the board and audience, his hearing was closed at 7:35 P.M.

A motion was made by Anne Brown to approve the September 3, 2019 meeting minutes as written. The motion was seconded and unanimously approved by the board

Next on the agenda was Tom and Kim Phillips application for a Change of Use for their property at 764 Route 100. Their application included an approved Waste Water Permit to convert a seasonal 3 bedroom residence to a year round occupied 3 bedroom single family residence. The board requested a Project Review Sheet be filed with the application. They also questioned whether the property is within the Flood Hazard Overlay. After addressing all questions from the board and the audience, the hearing was closed at 7:50 P.M.

The board then began deliberations on the application of Tom Derlinga to sub-divide his property. Mike noted that all application standards had been met and that a new survey showing the parcel as 2.55 acres, will be submitted for recording. Rick Martin moved to approve the 2 lot sub-division. Jay Kullman seconded the motion. The motion was unanimously approved.

The board then began deliberations on Tom and Kim Phillips application for a Change of Use for their seasonal camp to a year round residence. Mike noted the proposed covered area meets the application standards, that a Project Review Sheet will need to be filed with the application and we must determine where the property is located on the Flood Hazard Overlay and the FEMA Map. Mike made the motion to approve the application contingent of the Flood Hazard and FEMA map findings and submission of a Property Review Sheet. Rick Kaminski seconded the motion. The motion was unanimously approved.

Rick Kaminski spoke to the board regarding the pursuit of grants to further economic development for the town. He did appear before the Selectboard to apprise them of his efforts, however, after the close vote to approve the Town Plan, he has concerns that voters of the town would not support such an effort.

A motion was made to adjourn the meeting at 8:55 P.M. by Rick Martin. The motion was seconded by Jay Kullman, and all were in favor.

Respectfully submitted,

Elaine Pauley