

Town of Plymouth Planning Commission
and Zoning Board of Adjustment Minutes

June 4, 2019

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

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

Also in attendance were Ralph Michael, Jeremy Michael, and Ian Donegan

Anne Brown made a motion to accept the minutes of the May 7, 2019 meeting . The motion was seconded by Mike Coleman. All were in favor to accept the minutes as written.

There were two applicants present for Conditional Use approval. The first hearing was a Farm & Wilderness application to convert a deck on the Infirmary at Timberlake camp to a screened-in porch with roof. The footprint of the building would not change. Because the building is within the Shoreland Overlay, Conditional Use approval is required.

The second hearing was for a sub-division of lands owned by Ralph, Judith, & Jeremy Michael at 3110 Route 100. This subdivision is proposed for residential dwellings for a single family or a two family dwelling for each lot. The subdivision survey shows four lots and is in conformance with the 5 acre district for each parcel. No construction is proposed at this time and will not be constructed until lots are sold to prospective buyers.

The board had questions regarding access for fire equipment and if the right of way of approximately 1,000 ft. could become a private road, stating that a restrictive covenant regarding the care of the road by new owners should be added to the deeds. Jeremy will provide an updated application and site plan showing driveway to Lot A, larger building area for Lot B and a fire department turn-a-round. Ian asked if it will affect his ROW. Jeremy explained that it will not.

Mike Coleman thanked both applicants for their complete and well - presented applications and said the board would make determinations on their applications after the remaining agenda was discussed.

Next on the agenda was a discussion of zoning violations on Scott Terrace. Mike suggested that we need a written form to start the formal process for homeowners to file a complaint with the Zoning Administrator. An example complaint form from another town was reviewed. Mike Coleman and Anne Brown will design a form in PDF fillable form and ask that it be added to the town web-site. Bruce Pauley made a motion, seconded by Rick Kaminski to proceed with adding a Zoning Violation Complaint Form to the town web-site. Rick also stated that both the complainant and the owner of the property in violation should be notified of the determination of the Zoning Administrator.

Rick Kaminski spoke to the board regarding the possibility of qualifying for a feasibility grant from the Agency of Commerce and Community Development. Money for these grants had recently been approved in the current legislative session. This would help to fund potential improvements to Plymouth Union along Route 100.

Deliberations proceeded regarding the two Conditional Use applications. Jay Kullman recused himself from the discussion of the Farm & Wilderness application. After some questions, Anne Brown made a motion to approve the application of Farm & Wilderness for the Timberlake Infirmary structure as all application standards had been met. Rick Kaminski seconded the motion. All approved.

Regarding the Conditional Use application from Ralph, Judith, and Jeremy Michael to subdivide a parcel of land at 3110 Route 100 into 4 lots, all application standards were met. Items in question were clarified thru verbal discussion. Anne Brown moved to approve the application, seconded by Bruce Pauley. All approved.

Rick Kaminski stated we need to have a better definition of screening in our Zoning Ordinance.

Mike Coleman adjourned the meeting at 8: 40 P.M., then called the meeting to order again at 8:50 P.M. to discuss and make a motion to change the Shoreland Overlay buffer, as stated on the Town Plan Draft, from 500 ft. to 250 ft., in order to comply with the distance required by state regulations as a buffer from all shorelands, including Grass Pond, which will change from a 300 ft. buffer to 250 ft. buffer. Anne Brown seconded the motion. All were in favor.

Anne Brown asked if absentee ballots will be available, when the town votes by Australian Ballot on the revised town plan. Elaine will check with Sandy Small about this. Also, members asked if the vote can be scheduled for a Monday or Friday.

The meeting was adjourned a 8:55 P.M.

Respectfully submitted, as draft

Elaine Pauley