

TOWN OF PLYMOUTH PLANNING COMMISSION
And ZONING BOARD OF ADJUSTMENT

September 3, 2019

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

Board members in attendance were Michael Coleman, Anne Brown, Keith Cappellini, Richard Kaminski, Richard Martin, Jay Kullman, and Bruce Pauley

Also in attendance were Lawrence Slason, Mark Ballou, Tracey Ballou, Art Lynds, Walter Burke, Jr., & Ralph Michael.

Anne Brown made a motion to accept the minutes of the June 4, 2019 meeting. All were in favor to accept the minutes as written.

First on the agenda was Mark Ballou of 2543 Messer Hill Road requesting a variance to build a garage 35' from the center of Messer Hill Road. Mr. Ballou described his project and answered questions from the board. Acreage of the 2 parcels was explained. The only appropriate space on his .21 acre property is the area adjacent to the road, as his septic system, installed in 2000, occupies the space originally considered for his garage. Mike Coleman adjourned Mr. Ballou's hearing at 7:25 P.M.

Next on the agenda was an appeal of the Zoning Administrator's decision on the zoning application for A.B.L. E. Waste Management to erect an office building and storage barn at 9139 Route 100. Attorney Lawrence Slason, representing Amelia Schlosser, an abutting neighbor, spoke to the activities permitted in Zoning district RD5, the Rural Small Enterprise Zone, and Act 250 requirements. He requested relief for his client by requesting the board rescind the approved zoning permit and issue a Cease and Desist Order.

Art Lynds then spoke to the work done to date on the property and answered questions from the board. Mike Coleman adjourned the hearing at 8:00 P.M.

Before the board began deliberations, Mike spoke to the need to address zoning violations with regards to the number of bedrooms in a home. A change in the number of bedrooms, increasing or decreasing, is a Change of Use, and should be permitted by the Zoning Administrator.

The board then discussed the hearing for the Appeal of the Zoning Administrator's decision to allow A.B.L.E. Waste Management to build an office building and storage barn at 9139 Route 100. After discussion, the board voted to uphold the Zoning Administrator's issuance of permit # 2019-05. The restrictive covenants that run with the land were discussed. The permit is amended to exclude an office and to limit the building footprint to 5,000 sq. ft. based on Section 2.8 in the Zoning Ordinance. Rick Kaminsky made the motion, Anne Brown seconded. All were in favor.

Regarding the appeal for a variance by Mark Ballou, at 2543 Messer Hill Road, the board agreed the buildings on the property are similar in character to other properties in the area, and traffic and road maintenance will not be impacted by the placement of the garage. The board voted to grant a variance to build a 24' x 32' garage, no less than 35' from the center line of Messer Hill Road, and no less than 25' from the side and rear property lines.

Rick Kaminski updated his work regarding the Derelict Building committee. He has been in contact with the Vermont Dept. of Housing regarding applying for a Planning Grant from the Dept. of Housing. He asked for a vote of confidence from the board, which the board unanimously granted, to continue his work on this project.

The meeting was adjourned at 9:20 P.M.

Respectfully submitted,

Elaine Pauley