

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

March 2, 2021

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

Board members in attendance were Mike Coleman, Anne Brown, Jay Kullman, and Bruce Pauley.
In attendance via Zoom were Rick Kaminski and Rick Martin
Audience members in attendance were Mitch Rae and Tom Mitchell

Anne Brown made a motion to approve the minutes of the February 9, 2021 meeting. Jay Kullman seconded the motion. The minutes were unanimously approved as written.

Mitch Rae, representing Waters Edge, LLC and The Inn at Waters Edge, located at 45 Kingdom Road, explained their efforts to cover the trash receptacle and firewood storage. He explained the application, started after the project was almost complete, is an effort to replace a dilapidated and uncovered trash enclosure. The new structure is identical to the footprint of the original structure, moved away from the river and lake. In addition to trash receptacles, it will also house firewood. The abutting property owner, Joseph Trainor was consulted before he began the building. Mr. Trainor asked that something be planted to screen the structure from his property. The owners agreed to comply with Mr. Trainor's request.

After answering questions from the board, the hearing was closed at 7:20 P.M.

Tom Mitchell, representing Joseph Trainor of 85 Kingdom Road, submitted all the documents requested at the February 9, 2021 meeting: a revised site plan dated 2/10/21, showing utility lines, length of driveway, off street parking, and the location of well and septic system. He also submitted an Elevation Certificate (FEMA Form 088-0-33), and a Flood Elevation Site Plan from a certified land surveyor. The revised architectural plans show slab on grade construction with no basement.
The hearing was closed at 7:30 P.M.

The audience was dismissed so deliberations could begin.

Regarding the Conditional Use application of Waters Edge, LLC, the application standards were reviewed. The structure is within the set backs and the request for additional screening from the abutting property owner will be the only condition to the approval of the application.
Bruce Pauley made a motion to approve the application with condition. Jay Kullman seconded the motion. All were in favor.

Regarding the Joseph Trainor application, the application standards were reviewed, the site plan updated, and all requested documents have been submitted. The conditions for approval are no new net fill, all utilities will be above the flood plain, the new barn dimensions are 20 x 36. The applicable Conditional Use Standards for Flood Hazard Overlay were discussed.

Anne Brown made a motion to approve with conditions. Rick Martin seconded the motion. All were in favor.

Anne Brown made a motion to adjourn the meeting at 7:45 P.M. Jay Kullman seconded the motion. All were in favor.

Respectfully submitted,
Elaine Pauley