

TOWN OF PLYMOUTH PLANNING COMMISSION  
AND ZONING BOARD OF ADJUSTMENT

FEBRUARY 9, 2021

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

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

Audience members in attendance were Pete Fellows (via Zoom), Todd Parkins, Robert and Wyldon Fishman, Tom and Frances Derlinga, and Tom Mitchell.

Anne Brown made a motion to approve the minutes of the November 5, 2020 meeting. Mike Coleman seconded the motion. The minutes were unanimously approved, as written.

Tom Derlinga spoke to the board and answered questions regarding his Conditional Use application for a subdivision of his lot at 9 Scott Terrace into 2 parcels. He stated no building is planned at this time; the septic system was approved on a previous Conditional Use application # 2019-15, and the driveway will be shared. Mike Coleman stated a Waste Water Permit for the proposed sub-division will be required. The hearing for Tom Derlinga closed at 7:25 PM

Todd Parkins spoke to the continuation of his hearing for a 3 lot sub-division on Grand View Lodge Road for Head North Holdings, LLC. He submitted engineered drawings of the project layout and design and a letter from Heritage Engineering. In addition, he submitted an Opinion of Approval Summary for each item required for Conditional Use compliance.

He stated vernal springs do exist on the property and their location is taken into consideration. Also, he intends to use lumber, logged from the property in construction of new housing. Conceptual drawings were submitted showing the design of the intended first building to be constructed.

Mike Coleman stated a Waste Water Permit must be submitted before approval of new construction. Also, deed restrictions should be included on plats and deeds. The State of Vermont does allow shared Waste Water Systems.

The hearing was closed at 7:35 PM.

Pete Fellows of Two Rivers – Ottauquechee – Regional Commission addressed the board and audience regarding flood plain calculations and the options available regarding the Joseph Trainor Conditional Use application, continued from November 3, 2020. He said two options are having a civil engineer write a Letter of Map Amendment and / or replacing the structure as described on Section 2.11 of the town zoning ordinance.

Tom Mitchell was in attendance for the Trainor application. He submitted addition / renovation plans revised on 2/4/21, noting full foundation changed to slab on grade construction. Mike Coleman asked that the site plan show utility lines, length of driveway, off street parking, and the well and septic system. The hearing for this application will be continued.

Pete Fellows also spoke to the board regarding flood hazard insurance. He noted that 15 households in Plymouth are required to have federal flood insurance. Property owners who have this expense should contact TRORC regarding grant funds available. He stated that Flood Maps are available on their website and flooding is the biggest threat to property in Plymouth.

The hearings were adjourned at 8:25 PM. The audience was dismissed so that deliberations could begin.

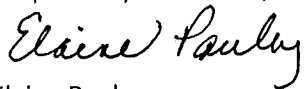
Regarding the Tom Derlinga sub-division on Scott Terrace, Mike Coleman reviewed the application, noting the submission standards are met, no development is proposed, there will be a shared driveway. He has concerns regarding Section 3.2.3.7 of the Zoning Ordinance regarding Waste Waters Systems. He said an approved State Waste Water Permit will be required prior to development of Parcel C or a deed restriction on the plat and deed will be a condition of use. Bruce Pauley made a motion to approve the application with conditions, Anne Brown seconded the motion. All members voted in favor.

Regarding Head North Holdings, LLC application for a 3 lot sub-division on Grand View Lodge Rd., Mike noted that all application standards for the sub-division are met. A State Waste Water Permit will be required for all 3 lots or deed restrictions stated in deeds and plats. Anne Brown made a motion to approve the application for a 3 lot sub-division, Rick Martin seconded the motion. All members voted in favor.

The application for Joseph Trainor will be continued, pending additional information requested, and confirmation of elevation of the project located within a flood hazard area.

Anne Brown made a motion to adjourn at 9:10 PM. All were in favor.

Respectfully submitted,



Elaine Pauley  
Secretary