

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

JULY 6, 2021
MINUTES

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

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

Audience members in attendance were Rich Weiss, representing Mark and Karen Metersky and Mickey and Marya Carter.

Anne Brown made a motion to approve the minutes of the June 1, 2021 meeting. Bruce Pauley seconded the motion. All were in favor.

The Carter Conditional Use application was presented first. The property located at 764 Route 100 is within the Shoreland Overlay of the town's zoning map. Rich Weiss introduced the scope of the proposed project to build a deck entry area in the former footprint of an open porch and a 100 sq. ft. addition to the existing home eliminating 2 existing exterior walls. There will be no increase in bedrooms. The existing porch is 11.3 ft. to the waters edge. The proposed work will not increase non-conformity of the existing structure.

Board members had questions regarding the pull-off on Route 100, adjacent to the property, the base flood elevation, and proposed landscaping.

The hearing was closed at 7:25 P.M.

The Metersky Conditional Use and Variance hearing was next on the agenda. The property located at 892 Route 100 is within the Shoreland Overlay of the town's zoning map. Rich Weiss stated the scope of the project to add a second story with 2 dormers facing the lake. There will be no increase of bedrooms. A proposed deck will go over a pre-existing stone patio. The footprint of the existing structure will not change.

Board members asked questions regarding the status of the property as a seasonal camp, the existing septic system, and heating system, which was replaced after Tropical Storm Irene.

The hearing was closed at 7:50 P.M.

Mike gave the board an update on zoning violations. Seven properties with zoning violations have been notified, 5 property owners have responded.

Deliberations regarding the Carter Conditional Use application began at 8:00 P.M. There were questions regarding the set back on the west side of the structure, due to uncertainty of the actual size of the state highway pull-off and the center of Route 100. The addition of proposed landscaping will improve the aesthetics of the property. The character of the area is residential summer camps. There is room for fire trucks and parking.

Bruce Pauley made a motion to approve the application, pending a review of the proposed landscape plans. Anne Brown seconded the motion. All were in favor.

Deliberations regarding the Metersky Conditional Use was discussed next. The use of the house is seasonal, all application submission standards were met. Rick Kaminski moved to approve a permit for a second - floor addition and a deck to the existing seasonal camp

Jay Kullman seconded the motion. All were in favor.

Keith Cappellini moved to adjourn the meeting at 8:45 P.M. Anne Brown seconded the motion. All were in favor.

Respectfully submitted,

Elaine Pauley