

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

NOVEMBER 2, 2021
MINUTES

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

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

Also, in attendance in the audience were Rafal Wrotniak, Tim Martin, and Tom Mitchell.

Jay Kullman made a motion to approve the minutes of the September 7, 2021 minutes. Rick Kaminski seconded the motion. All were in favor.

A Conditional Use hearing for Rafal Wrotniak of 1275 Route 100 was presented first. The property lies within the Shoreland Overlay. The project description is to replace and enlarge an existing deck with a covered wood storage area and construct a garage with a storage loft. The board asked questions regarding the distance from Lake Amherst. The applicant has proposed use as a camp, it should be a SFR. The owner stated he would like to begin the work as soon as possible. The hearing was closed at 7:08 P.M.

A Conditional Use hearing for Joseph Trainor at 85 Kingdom Rd was presented next. Tom Mitchell of T.E.M. Construction Services represented the owner in this application to construct a pervious 36'x10' deck, adjacent to the existing 3 season porch. The property lies within the Shoreland Overlay and in a FEMA designated flood-way.

Documents were submitted from Waysville Engineering, the Vermont Agency of Natural Resources-Shoreland Protection, and the Environmental Compliance Division.

Of concern to the board members is the placement of the 5 proposed concrete 10" deck piers within a floodway.

It was stated there would be no new net fill, the flood carrying capacity will be maintained. There will be no tree clearing, the only excavating will be to erect to set the 5 piers. The deck is not visible from the lake. The floodway is 2' below the deck floor and the deck will not extend further than the existing porch.

It was noted the project is within the existing set-backs and the lot size is in compliance with zoning regulations.

The hearing was recessed pending TRORC advice of having new development within a floodway.

Hearing ended at 7:20 P.M.

Next the board discussed whether a sub-division should be permitted if a zoning violation exists on the parcel to be divided? This question can be addressed before the next revision of the zoning ordinance. This question can be asked for legal direction from the Vermont League of Cities and Towns and the General Council and Director of Municipal Assistance for the Secretary of State.

Also discussed was initiating a Welcome Letter to New Property Owners, to include the existing town ordinances, to make new owners aware that a Zoning Ordinance exists.

The meeting adjourned at 7:45 P.M.

Deliberations began regarding the Wrotniak Conditional Use application.

It was noted that all submission standards were met: adequate parking exists, the set backs are compliant, the structures are in the character of the neighborhood, and the structure is a seasonal single-family residence.

Bruce Pauley made a motion to approve the application with the condition that the use be changed on the application from Camp to Single-Family Residence. Jay Kullman seconded the motion. All were in favor.

Deliberations began on the Trainor Conditional Use application. It was noted that all submission standards have been met: there is adequate parking and Fire Department access, no change to landscaping is proposed, no increased impact on village facilities, the property is consistent with the character of the area, and will not cause increase in traffic in the area.

The board will request advice from Pete Fellows of Two Rivers Ottaquechee Regional Commission, regarding the placement of piers and development within the floodway. The application will also be sent to the FIA administrator. Bruce Pauley moved to approve the application, subject to Pete Fellows opinion, as stated above. Rick Kaminski seconded the motion. All were in favor.

Rick Kaminski made a motion to adjourn the meeting at 8:20 P.M. Jay Kullman seconded the motion. All were in favor.

Respectfully submitted,

A handwritten signature in cursive script, reading "Elaine Pauley".

Elaine Pauley
Secretary, Planning Commission