

TOWN OF PLYMOUTH PLANNING COMMISSION  
AND ZONING BOARD OF ADJUSTMENT

DECEMBER 7, 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, and Rick Kaminski.

Also in attendance @ the hearing were James and Maureen Garvey, Nick and Carmen Inga, Chris DeCerbo, and Jeff Broadwell.

Anne Brown made a motion to approve the minutes of the November 2, 2021 meeting, as written. Jay Kullman seconded the motion. All approved.

The meeting began with the Conditional Use and Variance hearing for a sub-division of land owned by Jeff Broadwell @ 694 Crown Point Rd. The property is within the RD 10 zoning district. A draft survey was submitted with the application.

It was pointed out that the new lot is non-conforming, lacks frontage, and has as an existing building that is within the 70' setback from the road. Also, the minimum width to depth ratio of 4:1 is not met.

Next, the board continued discussion of the Joseph Trainor application for a deck on piers within a floodway. It was noted the board submitted the application to Two Rivers Ottaquechee Regional Planning Commission for their assessment, and a Development Review Submission Checklist for a Flood Hazard Area was submitted for reply. We requested a certified statement from Waysville Engineering to be submitted by mail on company letterhead stationery, with original certification stamp, signed and dated, on December 2, 2021.

The board then held deliberations regarding the sub-division application and variance for Jeff Broadwell. It was noted that all submission standards were met, and the existing lot is irregular, with a hardship created by the narrowness of the lot. A variance for the depth to width ratio and frontage is necessary. The board discussed approving the application with a Variance and a Condition that no further sub dividing of the either lot and all financial obligations to the town shall be met.

Anne Brown made a motion to approve the variance, Jay Kullman seconded the motion. Four members voted to approve, 1 voted no.

Keith Cappellini made a motion to approve the application for a subdivision, with Conditions.

1. there be no further sub-divisions of either lot.
2. A mylar must be submitted. It shall be done in accordance with state statues and signed.
3. All financial obligations to the town be met.

Anne Brown seconded the motion. All were in favor.

Anne Brown made a motion to adjourn the meeting at 8:30 P.M. Mike Coleman seconded the motion. All were in favor.

Respectfully submitted, with revision,



Elaine Pauley Secretary, Planning Commission Clerk