

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

September 6, 2022

MINUTES

Chairman Mike Coleman called the regular monthly meeting to order at 7:00 PM in the Municipal Building.

Board members present: Mike Coleman, Jay Kullman, Anne Brown, Keith Capellini, Rick Kaminski, Rick Martin, Bruce Pauley.

Attendee: Frank Vetere

Rick Martin made a motion to approve the minutes of the June meeting, it was seconded by Anne Brown and approved by unanimous verbal vote.

Conditional use hearing for Rich Ruggiano @ 22 Amherst Way

1. Garage will be detached from house.
2. Shoreline permit received and plan was submitted.
3. Stipulation being no living space in garage.
4. Garage should be staked so set back from road can be determined.
5. Condition includes garage being at least 60 feet from center of road.

Discussion to be continued at next meeting. Bruce Pauley motioned to table this proposal until adequate plans are submitted. Jay Kullman seconded the proposal and it was unanimously approved to continue hearing after adequate information is submitted.

The fine that was escrowed for a recently transferred parcel can be released by previous owner's attorney

Changes to zoning ordinance provision

1. Wireless
2. Ask Two Rivers Ottawaquechee Regional Commission (TRORC) to give us an abbreviated form for wireless communication. Anne Brown will ask TRORC for current model.

Plymouth Store: pre-existing commercial entity therefore no permit needed. Lighting at fuel pumps will be LED lighting, downward facing. The existing sign will be replaced.

Salt Ash Inn Cannabis retail application for a change use was approved, pending state approval. Non-formulary retail is permitted with conditional use.

Rick Kaminski announced he will resign from the Planning Commission, effective immediately. He has been an active member of the Commission for eight years. His extensive knowledge and sound judgments made him a valuable member of the Commission. He will be missed!

Frank Vetere will be joining zoning the Planning Commission. Previously he was a civil/environmental engineer and is currently also serving the town as the Health Officer.

Septic system inspections are lacking. State of Vermont requires a waste water permit for subdivisions or a deferral.

New business: Jay Kullman, representing Farm and Wilderness (F&W) spoke to the board regarding future development of their larger parcels of land. Utilizing a Planned Unit Development (PUD), as stated in our zoning ordinance in Section 5.1, would allow Farm and Wilderness to increase buildable square footage, and will 'provide flexibility in design and placement of buildings, open spaces, vehicular and pedestrian traffic, and off-street parking areas'. The board asked Jay to develop a proposal.

Rich Martin made a motion to adjourn meeting @8:30 PM, Anne Brown seconded and approved motion by a unanimous verbal vote.

Respectfully Submitted, as draft

Elaine