

OK me.

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT
SEPTEMBER 5, 2023
MINUTES

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

Board members in attendance were Mike Coleman, Keith Cappellini, Frank Vetere, Anne Brown, Jay Kullman, and Bruce Pauley

Also in attendance was Rich Weiss, presenting Conditional Use applicants Ed and Jennifer Gentner.

Mike opened the meeting by asking the board to schedule a work meeting, to finalize the revisions of the 2013 Zoning Ordinance. The board decided to hold the work meeting on Tuesday, October 3, 2023 at 7:00 P.M.

The minutes of the June 6, 2023 meeting were approved as written. Bruce Pauley made a motion to approve the minutes, Frank Vetere seconded the motion.

Rich Weiss gave a detailed description for the addition of a 5' x 8' covered porch to a front entrance of a house located at 80 Amherst Road. It will add 40 sq. ft. of impervious area to the property. The proposed entry-way will be 88 ft. from Echo Lake on the south property line. The east property line is 70' from the waterway that connects Amherst and Echo lakes.

The house was constructed in 1992 and is non-conforming. The addition of the 5' x 8' entry porch does not increase the non-conformity.

He explained the location for the new entry-way is the former garage door. He submitted documentation of an approved permit # 4091-SR, issued by the Watershed Management Division of the Department of Environmental Conservation. The permit was authorized on August 18, 2023, with an effective date of August 28, 2023.

The board reviewed the site plan and architectural drawings. Rich explained there will be no additional bedrooms, that structural issues are being addressed during the interior renovation, and no changes to the landscape are planned.

The hearing was closed at 7:20 P.M.

The board then went into deliberations. They reviewed the Conditional Use requirements, as stated in the application:

- 1.The uses of the adjacent properties are single family residential homes and undeveloped land.
- 2.The open spaces, landscaping, utility lines, driveway and parking areas will remain unchanged.
- 3.There will be no additional dwelling units, structures, roads, driveways, or parking or loading areas constructed.
- 4.Construction will begin in Fall of 2023 and conclude in Fall of 2023
- 5.The future ownership of the property will remain unchanged
- 6.The property will not become a condominium

In addition, there will be no impact on schools and emergency vehicle access will not be impacted.

The lakefront property meets the Town Plan standards. It is a pre-existing non-conforming small lot. The increased footprint by 40 sq. ft. will not increase its non-conformity.

Bruce Pauley moved to approve the application for a 40 sq. ft. entryway. Jay Kullman seconded the motion. All were in favor.

At 7:30 P.M. Anne Brown made a motion to adjourn. Jay Kullman seconded the motion. All were in favor.

Respectfully submitted, as draft


Elaine Pauley