

PLANNING COMMISSION AND
ZONING BOARD OF ADJUSTMENT
AUGUST 5, 2025 MINUTES

The August 5, 2025 meeting of the Planning Commission and Zoning Board of Adjustment was called to order at 6:00 P.M. by Chairman Bruce Pauley.

Board members in attendance were Frank Vetere, Rick Martin, Bruce Pauley and Jay Kullman. Board member Anne Brown attended via Zoom.

Frank Vetere made a motion to approve the minutes of the June 10, 2025 meeting. Rick Martin seconded the motion; all were in favor.

The meeting was held to hear the Conditional Use application of Mr. Theodore Hall to build a carport on his property at 273 Messer Hill Road, within the Coolidge Homestead Historic Overlay. Mr. Hall was not able to attend this hearing. Bruce Pauley reviewed his application, noting a map showing the location of the property within the town and the relationship to Messer Hill Road, which also showed the placement of the existing house and proposed carport. He noted that all structures were within the setbacks for zoning district RR5.

Since Mr. Hall could not attend the meeting, Bruce spoke with him by phone to determine what the structure would look like.

Mr. Hall stated he plans an 18' x 24' pole structure, consisting of 3 posts on each side, with a standing seam, shed style roof, the same color as the roof on his house, beige. He proposes the structure will have no walls, but a roof supported by posts.

Rick Martin noted that there is no sketch of the proposed carport or a site plan, as required for Conditional Use compliance.

Anne Brown asked if the board can approve with conditions. Bruce Pauley stated the board should request a drawing before the board can make a decision.

Jay Kullman made a motion to table the decision until the next board meeting on September 2, 2025. Frank Vetere seconded the motion. All were in favor.

Next Bruce Pauley opened a discussion regarding vacant and dangerous buildings within the Plymouth Union area. Two houses are in serious decline and have been vacant for many years. Board members expressed concerns regarding the structural safety of these buildings for both the public and fire personnel.

Bruce suggested the board review an ordinance from a local town, and come to the September meeting with suggestions on whether or not the town should address this issue, and if so, how the board should proceed.

Frank Vetere made a motion to adjourn the meeting at 6:25 P.M. Rick Martin seconded the motion. All were in favor.

Respectfully submitted, as draft to be approved at next Planning Commission meeting on September 2, 2025.


Elaine Pauley, Secretary