

PLANNING COMMISSION AND
ZONING BOARD OF ADJUSTMENT
May 7, 2024 MINUTES

The May 7th, 2024 meeting of the Planning Commission and Zoning Board of Adjustment was called to order at 7:00 P.M. by The Chair of the Planning Commission, Mike Coleman.

Board members in attendance were: Mike Coleman, Jay Kullman, Frank Vetere, Rick Martin, and Bruce Pauley.

The public in attendance was: Dan Nugent (Homeowner), Marilyn Nugent, Ed D'Ottavio

Approval of April 2, 2024, Planning and Zoning Board meeting minutes.

Frank Vetere made a motion to accept the minutes of the April 2, 2024 Public Hearing as written. Rick Martin seconded, and approved by a unanimous verbal vote.

Hearing of Conditional Use application for Dan Nugent, 29 Campground Rd

The application was submitted to demolish an existing 6x18' mud room and replace it with a 12x21' two-story addition and expand the 1st-floor entry and 2nd-floor existing bedroom.

The homeowner described the project: The house is located up on Campground Road. We have had it for 35 years since 1992. Haven't done much to it over the years until now. There's a little mudroom that's attached to the building. The mudroom will be taken off, put a foundation in, and then build a two-story addition instead. The plan was submitted to the Zoning Board.

The existing building footprint is about 25 by 25 feet. And the new addition is 10 feet by 20. The mudroom that's being removed is roughly 6 feet wide and 15 feet long, it is a small change in the footprint area.

The building is sitting on posts. No basement will be added under the new addition.

It will be just a crawl space under the existing building for plumbing and such.

The homeowner presented blueprints and drawings. The same structure plus the 10-foot addition with a little porch. The first level will still have a mudroom area where you come in, then the kitchen area. The second floor will be a bedroom area. There will be

no additional bedrooms. Then above the mudroom will be an attic space. No additional bathrooms will be put in for now but the space for it was left. Right now there is one bath in the place on the first floor. The septic is sized for three bedrooms. The new square footage of the second floor is 877.

The setback to the road is 87 and a half.

Mike Coleman noted: The only other thing we should clarify is the shed. It will not meet setbacks. There's an existing non-conforming shed there. So, putting the shed in is to have a variance. You can't create your variance by regulations. However, you're rebuilding it so you're not creating a new variance, it's a pre-existing condition and you're not making it worse.

The shed was added to this application.

The homeowner explained: The shed is seven feet wide by four feet and three six feet more will be added. Same distance from the road. More into the property. The new shed is eight feet by four on concrete pillars.

The parcel is above lake level, maybe 100 feet above it. We won't have to worry about any type of flooding. It's high and dry.

The board asked all the questions and the Chairman called to adjourn the meeting for the Plymouth Planning Commission and the Zoning Board of Adjustment.

The Chairman noted that the homeowner will receive two decisions, one from the Planning Board and one from the Zoning Board of Adjustment. It will be on Thursday, you have 15 days before you start development.

The red permit sign P will be issued, which has to be hung on the trees outside.

We have to do a certificate of compliance when you're all said and done. You don't have to get it because very few people do. When you go to refinance your house is when you need it.

The other item that we're required to give you is what's called ResCheck. It's a residential energy code. You self-certify, or your builder self-certifies that your building has six inches in the walls, two feet in the roof, and the blow-a-door test of how much the house leaks. That's self-certified. Once the homeowner fills it out, sign it, laminate it, and zip-tie it to your electrical service pannel.

The board went into a deliberation session on the application. The application was reviewed and a motion to approve the plans as submitted for the addition to the house

was made by Frank Vitere, seconded by Rick Martin. The application was approved unanimously.

The next part of our hearing was regarding the non-confirming shed, to approve a variance for the shed due to its proximity to the closest to the road.

The existing shed is seven by four sith. And they're going to increase it to seven by eight. It's still a small shed.

The Chairman asked for a motion for a variance. Bruce Pauley made a motion, seconded by Rick Martin, all were in favor.

The chairman added: Our zoning ordinance will be presented to the Select Board on the 21st after the Bethany Birches vote.

Then after the Selectboard review, it takes 15 days before it becomes official. Our map didn't change and all our, it's only wording. There are small grammatical changes that the Select Board will correct.

It was a lot of work. It was a lot of work. It is well-balanced now and is good for five more years.

Mike Coleman made a motion to adjourn, and Rick Martin seconded. The meeting was adjourned at 7:43 pm.

Respectfully submitted, as draft until approved,

Natasha Bochkov