

PLANNING BOARD
MEMORIAL BUILDING

SEPTEMBER 20, 2018
7:00 PM

These minutes are to be considered draft minutes only until approved by the board at their next meeting.

Members Present: Darrin Patten, Kevin Lee, Peter Keene, Ken Jacques, Mike Howard, Bryan O' Day, and George McCusker

Others Present: Whit Smith, Christine Austin, Steve Schneider, Doug Smith, Terry Smith, Dick Hendl, Janet Hendl, and Justin Hastings

Approval of August minutes- Darrin makes a motion to accept as written second by Bryan all in favor
Literature and Correspondence- Governing Magazine and UVRPC- news letter

Whit stated there had been a second AD-Hoc meeting regarding town internet next meeting is next Thursday at 6 pm.

Christine Austin Conditional Use hearing- Darrin stepped down from hearing as he states Christine is a customer of his.

Christine Austin would like to request that the ground level of the residence be classified as an ADU pursuant to Section 7.20 of the Zoning Ordinance. The property is located at 140 Woodcrest Road. Applicant has an existing structure approximately 34'X34' that serves as a principal residence. Applicant previously was granted a special exception to build principal residence on a non-conforming lot.

The proposed ADU will have its own means of ingress and egress. There is no interior door between the two living spaces. The door is a town requirement. The ground level space will be approximately 650 sq ft. There is also adequate parking.

The planning board reviewed the septic plan and determined there was an adequate design.

Peter Keene reads a letter from Virginia Kelley explaining that she is opposed to the request by Christine Austin. Virginia Kelley resides at 59 Woodcrest.

There is no staircase between the two levels. The planning board explains to Christine Austin that she has a couple of different options. She can withdraw the conditional use permit and put a staircase in to be in compliance with her special exception given by the Zoning Board, or put in a full kitchen upstairs, construct a door that could be locked on both sides and stairs between the two. Kevin explained she didn't need to make a decision that minute. Motion by Peter to continue hearing until 7:05pm on October 18th, second by Ken all in favor.

Dick Hendl requests that the planning board has a representative of the board/town go and inspect the residence to make sure all work has been done before anything is granted or approved.

Bryan O'Day Conditional Use Permit- Bryan explains he would like to convert his mom's old place from a single dwelling unit to a two dwelling unit. It does not qualify for an ADU as he does not reside at the property. His brother currently resides in the home. There is no formal application to present to the planning board. It states in our ordinance that he would need an "ok" from the planning board. There is no state approve septic plan. He would not be changing the size of the footprint. After a small discussion it was determined that Bryan go before the Zoning Board for a special Exception and then come back to the planning board.

Motion by Darrin to continue the hearing to 7:05pm, October 18th, second by George, all in favor and unanimously approved.

Meeting adjourned @8:30

Submitted by

Susan Abair