

Town of Plymouth
PLANNING COMMISSION & Zoning Board of Adjustment
Official MEETING MINUTES

June 6, 2017

Approved by membership 8/1/17

The regular meeting of the Plymouth Planning Commission (PC) & Plymouth Zoning Board of Adjustment (ZBA) (collectively, the "Body") was held @ Plymouth Municipal Building and opened at 7:02PM.

Members present: Mike Coleman, Anne Brown, Judy Michael, Tom Durlinga, Lee Kafer, Rick Kaminski, Jay Kullman, and Keith Cappellini. Jim Allen- ZA

Guests: Ayal Bar-Am, Cheni Yerushalmi.

- 1) Ann made a motion to approve May minutes as corrected, seconded, motion passed by a unanimous verbal vote.
- 2) A search for a clerk is needed. MT Holly has been looking for a clerk also. There is a need for a clerk to help applicants at least once per month.
- 3) Ayal from the Salt Ash Inn discussed the problems he is having with the noise and construction area behind the Inn. He also mentioned that he hasn't received a timely response from Town officials to his concerns. The Zoning Administrator provided an E-Mail that was sent to the selectman. The E-mail was distributed. It stated that a zoning permit was not required for the property that is being used a Staging area for the Rt. 100A road work. The applicable sections of the Zoning Ordinance (ZO) were reviewed and discussed. The appeal process (4.11) was explained to Ayal.
- 4) Cheni introduced himself and presented ideas he has for a 175 acre site off Hale Hollow Rd. It was determined that the project will fall under the PUD section of the ZO. The project may take 4+ years to complete. Tiny houses, glass igloos, a Café, meeting hall, B&B and "Green" housing were being considered.
- 5) The Basset Subdivision deed covenants were finally recorded.
- 6) Kevin Geiger from TRORPC (Grants are available AO July 1) will help the PC with the new energy section. Land Use and Economic Development still need to be completed by Two Rivers.
- 7) Lee mentioned that the townspeople need help with zoning applications and that the ZA doesn't always return calls or E-mails. The ZA explained that applicants must read the ZO; it is their responsibility to fill out the applications. Sometimes "Forwarded or multi recipient" E- mails don't get through.
- 8) The Coolidge historic group is replacing signs @ the homestead. The PC agreed that the signs were compatible w/ the district, a replacement and were instructional. Ann made a motion to allow the replacement, seconded and passed by a unanimous verbal vote.
- 9) The PC/ ZBA agreed to cancel the July meeting due to the holiday and if there were no applications.

The meeting adjourned @ 8:52 PM.