

**TOWN OF PLYMOUTH
PLANNING COMMISSION AND ZONING BOARD OF APPEALS**

Approved. **DRAFT MEETING MINUTES** *on November 5, 2015*

July 7, 2015

The regular meeting of the Planning Commission and Zoning Board of Appeals (collectively, the "Commission") opened at 7:00PM.

Commission: Rick Kaminski, Bill Cherico, Anne Brown, Karen Bruyn, Mike Coleman (Chairman), Judy Michael, Jim Allen (Zoning Administrator), Keith Merseal (Secretary)

Applicant: Jeff Gilcris for Helen & Tim Larkin. There are no interested parties.

The Chairman provided a tape recorder. Keith Merseal interviewed for position of secretary and also took notes.

The Commission unanimously approved the June 2015 meeting minutes as corrected.

Discussion about the PC members application not being signed by the ZA. Jim explained the process to Bill. Further discussion to follow.

Public Hearing for Application #2015-019 for Tim & Helen Larken to construct a new 17 x 11 single story storage barn @ 128 Hawk Pond Rd. It is located in the Shore land Overlay, Vacation resort. A CU permit is required. A addendum was provided to members titled "Additional Information to complete permit (CU) for storage barn". Mr. Gilcris stated it will be 12' high, stick framed, cedar roof and siding stained to match house. Hawk has already approved the plans. Application standards were reviewed.

Bill asked about list of abutters and outdated list of PC members. Judy asked about lack of details on site plan. Hawk requires a 25' setback. No changes to landscape. Door will face house. Hearing closed- Chairman to contact Mr. Gilcris with a decision.

Application standards for Quantitive data were discussed. Types of dwelling, use as a single family residence is acceptable. Foot print and square footage for any building/ development should be included. Anne suggested that larger projects require more detailed data about lot coverage and open space. Interstructural yards were explained- Art Lynds transfer station yard was used as an example.

Application standards for Condo development were discussed. Homeowners agreements are not included as part of the condo standard. Jim offered an example of the bakery. Judy offered that large projects already have been reviewed by the state. Bill offered information on Hawk covenants that are written into the deed. Jim offered information of a Ludlow development where a door was installed on an outside wall in a place where an unbuilt unit was planned.

The Commission opened deliberations for Application #2015-09. The site plan was barely adequate. It does not show structures. Members unanimously agreed the application & addendum and information extrapolated from zoning permit satisfied the application standards under 4.14.1 of the Plymouth Zoning Ordinance.

The commission reviewed the CU criteria under 4.14.2.

Anne made a motion to approve Larkin's storage barn, Bill seconded, motion passed unanimously by verbal vote.

Bill discussed that the application ^{was} ~~is~~ not signed by ZA. Jim explained the procedure that is followed by Ast^{The ZA -} Town clerk.

Anne offered new information on TRORC & the hazard mitigation plan.

The meeting ADJOURNED @ 7:52 PM, without opposition.


Chairman

Nov. 5 2015