

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

May 2, 2017

Approved by membership 6/6/17

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 7:03PM.

Members present: Mike Coleman, Anne Brown, Judy Michael, Tom Durlinga , Lee Kafer, Rick Kaminski, Jay Kullman, Keith C..

Guests: Ayal Bar- Am. Applicants: Russell Hurlburt, Linda Henderson

- 1) Approval of April Minutes.
- 2) Open the Continued Hulbert hearing for CU to build an addition @ 131 Scott Terrace. It is in 2 acre district w/ .75 acre & shoreland overlay, no state project review was required, Plot plan was more fully described. Russ stated there will be no change in the number of Bedrooms.
- 3) Open the Continued Henderson hearing for CU to build a porch & deck @ 7823 Rt. 100. It is in RR10 & shoreland overlay. Mr. Shipman has asked for interested party status and provided a letter for consideration. The deck will be 12' from the property line. The use will remain the same. There is no water. There is a chemical toilet on site for the summer.
- 4) Al Bar Am detailed the staging area being used for the Rt. 100A road project. It is located on Rt. 100 behind his property- Salt ash Inn- on Rt. 100. He stated the hammering has caused damage to his chimney & the noise has disrupted his business. There is a trailer, concrete pipes, movement of materials, crushing of rocks, storage of excavators and Dump trucks on the site. He asked the PC about the "Violation process". The PC explained that the ZA is responsible for enforcement of the zoning ordinance. The Chairman gave Al a list of possible ZO that may apply. The PC will not provide an opinion letter without an application.
- 5) A letter to the ZA & Town Clerk has been dispatched RE Basset Sub Division deed covenants.
- 6) Deliberations for Hurlbert- Tom recused himself. Ann made a motion to approve, seconded by Jay. Application standards were reviewed, CU standards were reviewed. A Motion was approved by an unanimous verbal vote.
- 7) Deliberations for Henderson- Tom made a motion to approve, seconded by Judy. Jay recused himself. Application standards were reviewed, CU standards were reviewed. A waiver was given for a 10' from the house. It doesn't meet the side setback due to an existing small lot. Motion was approved by an unanimous verbal vote.
- 8) TRORC is having the final hearings on the new regional energy plan May 31.
- 9) Our Town plan review will continue next month. Energy, Economic development, Land use chapters need to be completed.
- 10) Next meeting will be Tuesday 6/6/17. Meeting Adjourned @ 8:55 PM.