

Town of Plymouth
Minutes Planning Commission & Zoning Board of Adjustment

Oct 1, 2024

Members: Ann Brown, Mike Coleman (Chair), Rick Martin, Bruce Pauley, Jay Kulman.

Applicants: Josh & Lisa Rourke; Andrew Chardain, Kevin Worden

Interested party: Elyse & Debra Nacel.

The PC and ZBA Conditional use Meeting opened @ 6:00 PM. Sept minutes were approved with spelling corrections. Motion by Anne, seconded, approved by unanimous verbal vote.

The Conditional use hearing for Josh and Lisa Rourke was opened.

Concrete piers will be used to raise the existing camp.

The Camp will be situated in the exact same foot print.

Hearing is closed, no additional information was requested.

The Conditional use hearing for the Rodriguez Trust to build a 48 x 48 SFR.

Debra and Elyse were recognized as an interested party.

The applicant's designer and engineer distributed pictures of the site and explained the proposed project.

There may be a few trees removed in the proposed building area.

Expansion of the existing foot print will be to the West side away from the reservoir.

There is a shared well that may need to be relocated. A new septic system will be installed.

The proposed lake setback is 55' which is no less than the Pre-existing camp.

Side and back setbacks are met. The pre-existing lot is .5 Acre within the RR-5 Zoning district.

A state approved wastewater permit and Shoreland permit from the ANR is pending.

Elyse expressed concerns about Construction noise and parking.

Debra expressed concerns about storm runoff.

Elyse expressed concerns about the encroachment and her mother's driveway access.

Hearing was closed, additional information was requested.

Members entered into deliberations. Conditions of approval were discussed. Members exited deliberations.

Bruce motioned to approve the Rourke application with conditions, seconded by Jay. Motion was approved by unanimous verbal vote.

Bruce motioned to approve the Rodriguez Trust application with conditions, seconded by Anne. Motion was approved by unanimous verbal vote.

Hearing was adjourned.

Mike- Planning Commission Chairman.

Minutes are a draft until approved by membership.