

May 4, 2021

DRB Members Present: Jeff Cueto (Vice Chair), Glenn Weyant, Lauren Oates, Kim Watson, Norman Hill, Mark Lane, Steve Justis

DRB Members Absent: Steve Kappel, Clarice Cutler

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Patrick McCoy, Margaret McCoy, Timothy Morris, Richard Angney

**Call to Order:** 7:01pm

**Public Comment:** None

**Additions to Agenda:** None

**Final Plan Review of Subdivision, submitted by McCoy/Gibson**

The Vice Chair opened the hearing at 7:04pm by reading the warning: "Final plan review of Application #21-024, submitted by Patrick McCoy and Margaret Gibson, for a subdivision of their 15.06-acre property located at 964 Bliss Road. The proposal will create two lots: Lot 1 of 7.55 acres and existing dwelling with 295.15 feet of Bliss Road frontage; and, Lot 2 of 7.51 acres and 816 feet of frontage along Bliss Road. The property is in Zone D, the Rural Residential and Agricultural District where the minimum lot size is 3 acres plus 250 feet of road frontage." The applicants and representative were sworn in at 7:03pm. Mr. McCoy noted that there were no changes to the plan since the sketch plan review. Mr. Morris included two maps with the application, with one including the wetlands with setbacks.

**Motion: I move to approve Application #21-024 as presented.** Made: Mr. Justis, second: Ms. Watson

**Vote on Motion:** Passed 7-0

**Review of Application #21-021, submitted by Penelope Howard and Jim Smith**

The Vice Chair opened the hearing at 7:09pm by reading the warning: "Review of Application #21-021, submitted by Penelope Howard and Jim Smith, to construct an 8' x 16' addition to the standalone garage on their property located at 61 Paul's Square. Applicants are requesting a §3.14 side setback waiver of 8 feet and a §3.14 rear setback waiver of 6 feet. The property is in Zone C – Residential/Commercial District, where the side and rear setbacks are 25 feet from property line." The ZA presented the proposal. The applicants are requesting setback waivers to put an addition on their garage. The garage is currently non-conforming, as it is 10-12' from the property line.

**Section 3.14(A)(3) Setback Waivers**

**Subsection (B)**

1. Conformance with plan – this is a normal request
2. Character of the area – no impact; current pop-up structure will be removed
3. Not 1/3 of requirement – fits within this criterion

**Motion: I move to approve the waiver for the side and rear setbacks for Application #21-021 with the condition that the non-conforming pop-up structure is removed.** Made: Ms. Watson, second: Mr. Lane

**Vote on Motion:** Passed 7-0

**Review of Minutes**

April 6, 2021

**Motion: I move to approve the minutes as amended.** Made: Ms. Watson, second: Mr. Lane

**Vote on Motion:** Passed 7-0

**ZA Report**

The ZA noted that it was unusually active for 2021, with 27 permits; 9 new permits since last meeting.

**Motion to adjourn.** Made by Mr. Justis, second by Ms. Watson. Passed 7-0. Meeting adjourned at 7:30p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*