

April 11, 2016

Present: Susan Wright, John Dovitski, Ed Shea, Chuck Suss

Absent: Betty Charette

Attendees: Diane Davis, K. James Malady III, ESQ, Avis Bruce-Hurley, Jeff Davis, Rob Thurber, James Kinney, James Greenlaw, Demetra Greenlaw

Meeting called to order 6:11. Susan read the March Minutes. On motion by Ed and second by Susan, all voted in favor to approve with a date correction.

Application 2016-01 was first on motion by Ed with second by Betty, all voted in favor to approve.

Application 2016-02 was reviewed. Ed stated the application was compliant and would conditionally approve if the State would approve a curb cut and the applicant provided proof to the board. On motion by Ed and second by Susan, all voted in favor to approve with conditions.

Application 2016-03 George & Diane Davis on their existing small lot was then discussed. Ed stated that it was a request for setback waivers for the modular home and garage. On motion by Ed to approve a setback of approximately 28 (plus or minus) feet for the garage and 5 feet (plus or minus) for the modular home to existing boundaries per survey submitted with application and such waivers will need amending if there are any future boundary adjustments. In addition, the ZBA has approved this existing small lot as zoning compliant by default due to lack of zoning violation enforcement within the fifteen year statute of limitations which began on April 1, 2001 according to the filed listing record and ended on April 1st, 2016. James Malady raised concern about the location of the septic system. Ed replied that the location of the septic system was not Germaine in this application. James Kinney reinforced the position that the Town was not concerned about the location of the septic system. On second by Susan, all voted in favor to approve zoning compliance. Discussion on the septic system followed.

On motion by Chuck and second by John, all voted in favor to adjourn at 6:35.
The next regular scheduled meeting will be held on May 9, 2016 at 6 pm.

Planning Commission
April 11, 2016

Present: Susan Wright, John Dovitski, Ed Shea, Chuck Suss
Absent: Betty Charette

Meeting was called to order at 7:. Minutes of the previous meeting were read. On motion by and second by , all voted in favor to approve.
On motion by **by** Chuck and second by John , all voted in favor to adjourn at 7:35.
The next regular scheduled meeting will be held on May 9, 2016 at 6 pm.