

Zoning Board of Adjustment  
December 9, 2013

Present: Susan Wright, Ed Shea, Chuck Suss, Susan Armstrong, John Dovitski  
Attendees: Avis Bruce-Hurley, Jim Horrigan, Carol Swanson, Jim Henderson,  
Tom Leach, Gerrard. St. Hilaire, Bob Cummings

Susan moved the meeting be called to order, seconded by Ed and the vote was unanimous. The meeting was opened at 6:10.

October minutes were read by Chuck. On motion by Ed and seconded by John, all voted in favor to approve the minutes.

Sue began the meeting by advising those assembled that this meeting would be informational. Ed continued with the information that he felt needed to be presented. Ed continued that the meeting would focus on the Gerrard St. Hilaire property. Ed then went on to present the history of the St. Hilaire property. Ed suggested that the WLE Association amend its Bylaws to allow development on property under common ownership as long as it conforms with case law definition of "contiguous." Carol then stated her concerns of Ed's definition that includes "in close proximity." Considerable discussion followed. Bob offered that the definition should have a reasonable degree of latitude. Chuck expressed his concern that WLE did not want to allow "checkerboard" development. Avis stated that the States definition of contiguous lots has expanded but as long as State guidelines are followed, that would allow reasonable development. Further, Avis stated that previously merged lots could not be divided but with the adoption of the WLE Interim zoning, lots may now be divided as long as they are in compliance with minimum requirements for the district. Further discussion centered on sale of a lot with an accessory structure could be sold only to a purchaser whose property in close proximity has a residence as required by Woodford Zoning Bylaws.

There being no further business to discuss, on motion by Susan A and seconded by John, all voted to adjourn the meeting at 7:10 pm.

The next meeting will be January 13, 2014.

Planning Commission  
December 9, 2013

Present: Susan Wright, Ed Shea, Chuck Suss, Susan Armstrong, John Dovitski  
Attendees: Jim Henderson

Susan moved the meeting be called to order, seconded by John and the vote was unanimous. The meeting was opened at 7:15.

November minutes were read by Chuck. On motion by Susan Armstrong and seconded by Susan Wright, all voted in favor to approve the November minutes.

Chuck brought up his concern that there were other changes to the proposed Bylaws not referenced in the November minutes. All of the changes were made on recommendation of Jim Henderson. Chuck asked for the Board's approval of the proposed Bylaws to date. Susan asked if the November 14 edition, version 9, was the most current. Chuck stated it was. It was agreed that all should read Version 9 and suggest changes if necessary at the next meeting.

Susan Wright discussed her concern of the Open Meeting Laws. She stated and Jim verified that an application, once submitted, cannot be discussed by Board members. Emails could have the appearance of discussion. Susan was concerned about the emails surrounding the St. Hilaire application. Ed felt there was no infraction as there was no discussion about the application among Board members. The Board asked Jim Henderson for guidance and clarification.

There being no further business to discuss, on motion by John and seconded by Susan W, all voted to adjourn the meeting at 8:00 pm.

The next meeting will be on January 13, 2014