

TOWN OF WOOFORD  
ZONING BOARD OF ADJUSTMENT

JUNE 10, 2013

Members present: Ed Shea, Susan Wright, John Dovitsky, missing Chuck Suss

Present: Avis Hurley, Gerry Smith, Pam Monroe, Bill Smith, Jim Henderson

Meeting was called to order by Susan.

Ed reviewed the sign in sheet and its purpose for interested parties.

Ed read the minutes to all present. Ed stated that 2 of the applications heard at last month's meeting did not need to come before the Board. Since interim zoning bylaws for Woodford Lake Estates were approved by the Select Board, the ZA now has the authority to make permitting decisions allowed by these bylaws. Motion by Ed, second by Susan to accept the minutes. All in favor, motion approved.

A discussion was held on application 06-2013 by Gerry Smith requesting the replacement of a mobile home in Smith's Trailer Park. The question was asked as to whether or not the State was contacted to check if there were any State permits required. Gerry and Pam stated that Art Hamlin from the Dept of Housing & Community Affairs said that approval is strictly from the town and the owners, the State is not involved. Ed asked Gerry if he had received a letter stating that, however, Gerry stated that he had asked for one but was told it was not necessary. The point was made by Ed that our current bylaws do not address the Smith Trailer Park in particular and revisions need to be made to address this park but keep what is currently in place for possible future mobile home parks.

Motion by Ed to approve the application contingent that a proper size pad for the size of the mobile home with proper reinforcement be installed. Second by John, All in favor, Application approved.

Motion to adjourn by Susan, second by Ed. All in favor, Motion approved. Meeting was adjourned at 6:50pm.

Next meeting of the Woodford Planning Commission will be Monday, July 8, 2013.

Submitted by: Susan Wright

TOWN OF WOOFORD  
PLANNING COMMISSION MEETING  
JUNE 10, 2013

Members present: Ed Shea, Susan Wright, John Dovitsky, missing Chuck Suss

Present: Avis Hurley, Gerry Smith, Pam Monroe, Bill Smith, Jim Henderson

Meeting was called to order by Susan.

Ed read the minutes to all present. Motion by Ed, second by Susan to accept the minutes. All in favor, motion approved.

Ed reviewed with all present the process the board has taken in the procedure in updating the Town Plan and making sure the Town maps reflect the Plan's purpose. During this process, the Board did not look at Smith's trailer park as being incorrectly zoned but just recently realized that even though it has been a commercial use prior to zoning, it was located in the residential district. Avis brought up the issue of spot zoning and that the changes already made was taking on the form of spot zoning and should be avoided. The Board agreed that they did not want to get into spot zoning and further discussion followed with different suggestions. As a result of discussions Ed proposed to change zoning from the Avalon Motel to Rob Thurber's residence on Route 9 to Roadside Commercial/Residential district requiring the 2 acre minimum lot requirement and 300 ft from the center of Rt 9. Susan stated that she will warn the next Planning Commission meeting for this proposal. The board is always appreciative of public input and would benefit by hearing from different perspectives.

Motion to adjourn by Ed, second by John, All in favor, Motion approved. Meeting was adjourned at 7:55.

Next meeting of the Woodford Planning Commission will be Monday, July 8, 2013.

Submitted by:

Susan Wright