

April 8, 2013
Planning Commission

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

Absent: June Bishop

Attendees: Avis Bruce-Hurley, Jim Henderson, Carol Swanson, Scott Davidson, Vicky Harrington, Ray Harrington, Larry Moffitt, James Kinney

On motion by Ed and seconded by John, all voted in favor to re-elect Susan and Chuck as President and Vice-President, respectively.

On motion by Chuck to adopt the Code of Ethics per Vermont State Legislature standards and seconded by Susan, all voted in favor to adopt.

Susan scheduled a special Planning Commission meeting at 6:00 pm on May 6 to review the Town Plan with Michael Bratcher.

Minutes of the March meeting were read by Ed. On motion Susan and second by Ed, minutes were unanimously approved.

Ed stated that he felt both the Davidson and Harrington properties be zoned commercial. Jim read notes submitted by Avis that the Davidson property was traditionally zoned commercial. Ed explained that he measured both properties. Ed read excerpts from the 1970, 1979, 1984, 1994 and other Town Plans which encouraged commercial zoning for properties with commercial use prior to zoning. Ed stated that Scott Davidson could apply for a commercial use as he has 3.44 acres. Bylaws require a minimum of two acres. Although the Harrington property is less than two acres, the parcel predates zoning so if a commercial use was applied for it would have to go before the Zoning Board for a waiver. Jim stated that he measured the properties. Jim further stated that commercial zoning would reinforce the assumptions made by Mr. Davidson and the Harringtons. Jim stated the changes being made would make the new map far more accurate. Jim pointed out while the property with the Walk in the Woods motel is zoned commercial, only a portion of adjoining property is indicated commercial.

John moved and Ed seconded a motion to indicate the Harrington and Davidson properties as commercial on the zoning map. All voted in favor.

Larry Moffitt offered to contact the current owners of the Walk in the Woods Motel to see if they have parcel map.

Discussion followed about the Woodford Lake Estate Bylaws. James stated that he was not comfortable with the Town prohibiting in its Bylaws non-traditional pets. Ed suggested James and Carol remove numbers 2, 5, and 6 from the WLE Bylaws. Most seem to agree. Susan moved and John seconded that numbers 2, 5, & 6 be removed from the Limitations section from the proposed WLE Bylaws.

There being no further business to discuss, Chuck moved and Ed seconded to adjourn.
All voted in favor and the meeting adjourned at 8:40 pm.

Zoning Board of Adjustment Minutes

April 8, 2013

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

Absent: June Bishop

Attendees: Avis Bruce-Hurley, Jim Henderson, Carol Swanson, Scott Davidson, Vicky Harrington, Ray Harrington, Larry Moffitt, Jim Horrigan, James Kinney

Meeting was opened at 6:50.

On motion by Ed and seconded by John, all voted in favor to re-elect Susan and Chuck as President and Vice-President, respectively.

On motion by Chuck to adopt the Code of Ethics per Vermont State Legislature standards and seconded by Susan, all voted in favor to adopt.

March Minutes were read by Susan. On motion by Chuck and seconded by Ed, minutes were adopted.

Ed read Interested Party Rules to attendees. The sign-in sheet was passed around and signed.

Application 2012-12 was brought up for review. This application had been previously been submitted and granted a one-year continuance to clear up setback issues. Ed reviewed the application with Vicky and Ray Harrington. Ed examined the drawings attached to the application and found the setbacks to be largely in compliance with Zoning Bylaws. Ed further stated he saw no reason not to approve the application with the condition there be no further encroachment on existing setbacks. Susan verified the size of the addition will be 10' x 20'. James stated the original design would reduced the setback to five feet but the new design does not increase the encroachment. The Harringtons produced a document from the State explaining that no other State permits were required. Ed moved to approve the application based on the information submitted by the applicants; Susan seconded the motion. All voted in favor to approve.

Susan stated the June Bishop has submitted her Letter of Resignation from both the Zoning Board of Adjustment and Planning Commission. Susan moved and Chuck seconded to accept the resignation with regrets; all voted in favor to accept.

Ed brought up the question of speeding up Applications for Building Permits. Jim Horrigan an application was submitted on March 22nd and delivered to Ron. Jim wanted to know why the application had not been warned for tonight's meeting. James Kinney stated a copy of the application had not placed in his mailbox. Discuss followed about how to expedite the application. James suggested that going forward applications include an envelope addressed directly to James as the Zoning Administrator with the requirement that it be sent to him. On motion made by Chuck and seconded by John that applications will accompanied by an envelope with instructions to be sent to the Zoning Administrator; all voted in favor.

Ed brought up the point that three permits had been denied at Woodford Lake Estates and returned to James Kinney. Two of the applicants completed the work without an approved application (Dennis Putala and James Marzi) and Thomas Keene started but did not complete his work. The applicants who have completed the work are in violation. Avis stated that a Letter of Violation be sent; James stated he addressing the situation.

There being no further business to discuss, on motion by Ed and seconded by Susan, all voted to adjourn the meeting at 7:15 pm.