

Zoning Board of Adjustment  
July 14, 2014

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

Absent:

Attendees: Betty Charette, Avis Bruce-Hurley, Wayne Tift, Larry & Melissa  
Telford, Jim Horrigan

Susan moved the meeting be called to order. The meeting was opened at 6:10 pm.

June minutes were read by Chuck. On motion by Susan and seconded by Ed all voted in favor to approve the minutes.

Larry & Melissa Telford presented the Board with an Application no. 05-2014 to add an enclosed porch to their home located at 129 Hillside Road in Woodford Lake Estates. Ed offered that all setbacks were in compliance. Ed reviewed the criteria for WLE lot development. The Telford lot has 6250 square feet and which exceeds the minimum required by the Bylaws 10.1.B. The application was reviewed and found to be in compliance and development will be in compliance with the Bylaws. On motion by Susan and seconded by Ed, all voted in favor to approve.

Application no. 4-2014 was presented by Wayne Tift. A drawing and plot plan accompanied the application. The proposed setback is one foot. The new building replaces an older non-conforming structure with the same existing setback. The Board decided that if no part of the new structure reduced the existing one foot setback, then the non-compliance is not reduced. With that understanding, on motion by Ed and seconded by John, all voted in favor to approve.

Application no. 5-2014 from Rob & Kim Dollivor was presented to the Board. The application lacked plot and setback information. On motion by John to table vote on the application until the balance of the information missing from the application is completed, all voted in favor to table vote.

Susan then went on to discuss the vacant board position. Susan asked Betty if she was interested in serving on the Zoning Board of Adjustment and Betty replied to the affirmative. On motion by Susan and seconded by Ed, all voted in favor to nominate Betty Charette for approval by the Select Board.

There being no further business to discuss, on motion by Susan and seconded by Chuck, all voted to adjourn the meeting 7:25 pm.

The next regular meeting will be August 11, 2014.

## Planning Commission

July 14, 2014

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

Susan moved the meeting be called to order at 7:25.

Minutes from the June meeting were read by Chuck. On motion by Susan and seconded by Ed, all voted in favor to accept the minutes.

Susan offered that the Keene initial application had been acted on at time of receipt.

Susan Wright read Susan Armstrong's Letter of Resignation as Planning Commission member.

Jim brought draft map showing Woodford river corridors showing prior and proposed FEMA flood hazard zones. Jim then shared a second map showing the Fluvial Erosion Hazard Zone as proposed by the State. Jim pointed out the existing flood hazard zoning Bylaws do allow conditional development if stipulations are complied with. Chuck asked and Jim confirmed that acceptance of the FEMA Flood Insurance Rate Map would entitle Woodford residents to purchase flood insurance. Further, it is understood that if Woodford adopts the Fluvial Erosion Hazard Zone Map as proposed by the State there is greater financial disaster relief paid by the State but there are greater restrictions to future development in that zone.

Jim asked that we review the furnished Flood Hazard Zones and River Corridors document that is required to be in the next Town Plan and we discuss it at the next meeting. Jim suggested and the Board agreed that Michael Bratcher from BCRC be invited to lend his expertise. He suggested we can modify the Town Plan and incorporate the changes in the next adopted version. Jim further suggested that the Woodford Select Board adopt the State Bridge and Road Standards so that disaster reimbursement would be at greater levels.

Susan then went on to discuss the vacant commission position. Susan asked Betty if she was interested in serving on the Planning Commission and Betty replied to the affirmative. On motion by Susan and seconded by Ed, all voted in favor to nominate Betty Charette for approval by the Select Board.

There being no further business to discuss, on motion by Susan and seconded by John, all voted to adjourn the meeting at 8:30 pm.

The next regular meeting will be on August 11, 2014