

**TOWN OF WOODFORD
WOODFORD TOWN HALL
PLANNING BOARD MINUTES (Unapproved)
July 18, 2022**

Members Present: Susan Wright-Chair, Chuck Suss, Ed Shea

Also Present: Janet Saddler (Clerk) David A. Stevens, Ryan Hassett

1. Susan called the meeting to order at 5:20PM

2. **Agenda Adjustments:** There were no agenda adjustments.

3. **Public Comments:** No public comments.

4. **Approval of Minutes (6/13/2022):** Susan made a motion to approve the minutes as written with the noted correction that Ed Shea was present at this meeting. Chuck seconded the motion. All in favor, **motion carries.**

5. **Planning/Zoning Bylaw Correction:** The Board addressed a correction to the Town Plan on page 11 section 2, Rural Residential District, that the word not was omitted in the first sentence. "Use must NOT change the character of the neighborhood". Both the Bylaw book and website will be changed in accordance with page 11 section D "Submittal of proposed bylaw/amendment/repeal to legislative body and clerk" of the Bylaw adoption process and dated 7/16/2020.

6. **Public Hearing:** Application #2022-04 from David A. Stevens parcel # 000466 to construct a two-story addition over an existing garage and construct a carport at the end of his driveway. Susan stated that the Board could not entertain the presented application as the Town's Bylaws are very clear that if a property owner has existing violations from a previous application that have not been remedied, they cannot approve or consider any new application. Discussion took place concerning the current violations, that being the height of his new addition stands at 35 feet when the application indicated 22 feet and the Town Bylaws prohibit anything higher than 30 feet. Mr. Stevens was proposing solutions that were not viable. The Board again stated that their hands were tied and it was up to Mr. Stevens to find a solution in order to come into compliance with his previous application. Ed wanted a note made after learning that Mr. Stevens had added a ½ bath to the current project that he needed to ensure that he meets the State regulations for sewage capacity with his current system. Also, the Board told Mr. Stevens that he should learn what the State setback requirements from Route 9 are before returning to the Board if he wanted to move forward with the carport after coming into compliance with his existing application.

Ed made a motion to approve application #2022-04 with a 2nd from Susan. All in favor, NO for the following reasons:

1. According to the Town of Woodford Zoning Bylaws, no application shall be approved or permitted so long as a violation exists with a previous application.
2. The height dimension requested exceeds what is allowed in the Woodford Zoning Bylaws.

7. **Other Business:** Ryan Hassett came before the Board to gather information concerning a project he would like to do and prior to submitting an application. His intended project is to move a house that is across the Road from the Woodford General Store to the property that his store is located. It is a historic house that he would like to preserve and use for events/storage and meetings. Mr. Hassett wanted to ensure that there were no restrictions to prevent him from moving the house to its new location. The Board asked several questions and could not find any reason that Mr. Hassett could not move forward with his plan. He will submit his application for consideration at the next Board meeting.

8. **Review of Section 2 of the Bylaw:** Will be delayed to the next meeting in August.

9. **Adjourn:** Susan made a motion to adjourn at 6:25PM with a 2nd from Ed. All in favor, **motion carries.**

Respectfully Submitted,

Janet Saddler, Board Clerk