

Minutes planning board 5/12

Call to order 5:16

Present pat curtis, Becky bartovics, courtney naliboff, Paul quinn, CEO

Jonathan demmons present to discuss setback issues

New business: jonathan demmons wishes to build on sister's land. Would like to have storage and an apartment on top. Questions about setbacks. Foundation put in 1999. No permit. Current setback 16.5 feet from edge of road. Discrepancy of 6 feet. Sleepyville road is one rod road. Ten years ago option explored of entering into a consent agreement. Selectmen turned it down on the basis of no permit.

CEO will investigate possibility of dimensional variance and possibility of consent agreement.

Charles and norwood beverage acreage disagreement. Old well on property held out when land sold to abutter, made lot too small.

Anonymous Complaint about holly blake's addition. Addition is compliant.

Albion beverage wanted to enlarge sonny grant's old place. Tore down an el, want to put it back but made it larger than it was. Expanded allotted third. Made plans for another enlargement of eight feet. CEO denied plans. Foundation was dug and dirt was piled on Ted and Hope Sage's land. Civic issue, not zoning issue. Building remained true to original land, however.

Anonymous complaint about David graham's shed being built behind post office. All in accordance with ordinance, permit issued last august.

Barry Levine old shed on new deck but permit required. Post facto permit will be acquired.

CEO attend seminar on licensing. Licensing of contractors is not taking place this year. State building code will be imposed on all municipalities. Towns do not have the option of making more restrictive language. Code applies to one and two family houses. Sprinklers not required in private residences. Live/work units must be greater than 3000 sq feet, less than fifty percent can be home occupancy. Ceilings cannot be greater than 11'7". All windows over six feet must have guards. Carbon monoxide alarms required.

Towns of 2000 or less, enforcing code is optional but banks and insurance companies will force it into place. Code is unalterable.

DEP comment regarding shore land zoning draft: regarding timber harvesting and the fresh pond ordinance, second sentence should be modified to make it clear that other

ordinance applies too, not just fresh pond ordinance. Watershed ordinance does not include other timber harvesting ordinance. Suggested language:

"timber harvesting within the shore land zone of fresh pond but outside the 75 foot buffer zone shall be regulated in accordance with the fresh pond watershed protection ordinance as well as the standards in section 15(0)(2) of this ordinance. Where the two conflict, the more restrictive provision shall apply."

Suggested we adopt limited residential and commercial districts. CEO suggests that area around fresh pond be limited residential, some areas downtown be limited commercial.

Subdivision workshop date: Tuesday may 18

Bartovics reported on town requiring vernal pools needing to be identified by the town. Mapping could be included as part of subdivision ordinance.

Next meeting date: June 9

Adjournment motion bartovics, second naliboff

Adjourned 6:33