

Planning & Zoning Minutes
March 7, 2017
6:30pm

Chairman Scott Thornton called the meeting to order at 6:30pm and in attendance were the following:

Planning and Zoning Commissioners: Chairman Scott Thornton, Miguel Corti, Jacqueline Sudler, Kathy Thornton and Anita Yapsuga.

Staff: Town Manager Rebecca Greene and Vice Mayor Joe Yapsuga

Residents: Albert Miller and David Swartzentruber – A&E Building Service and Robert Wells.

COMPLIANCE LETTER REQUEST

Single Family Home – A&E Building Service

22 Jefferson Street (Tax Map #SM-07-138.08-02-34.00)

Each Commissioner reviewed the paperwork for the request. Mr. Miller presented two plot plans. Since this is a non-buildable lot under the Zoning Ordinance he is required to build on the same footprint. Mr. Miller has presented one plan with the home in the current location on the lot. He has also presented a plot plan that shows the same foot print but is centered on the lot.

At first Chairman Thornton advised that they would have to go to the Board of Adjustment with this request. However, after reviewing the Planning and Zoning Ordinance this request falls under Article 5 Section 5-3 B4. “If a nonconforming structure is moved, it must be located in a manner that conforms to the requirements of the zone in its new location.” Allowing the home to be centrally located on the lot creates compliance with the side yard setbacks, which at the current location is not in compliance with the Ordinance.

RECOMMENDATION: The Planning Commission recommends the Council approve the single family dwelling at 22 Jefferson Street. The request falls within all requirements of the Planning and Zoning Ordinance, specifically Article 5 Section 5-3 B4.

The meeting was adjourned at 6:45pm. These minutes were prepared by Rebecca L. Greene.

Rebecca L. Greene, Town Manager Date