

TOWN OF WELD

Planning Board, January 12, 2022

Call Meeting to Order.

Members present: Naomi Doughty, Ernestine Hutchinson, Stan Wilcox, Nancy Stowell

Conflict of Interest Disclosure: None.

Approval of Minutes: Ernestine made a motion to accept the minutes from the Dec. 2021 meeting as presented.

Old Business:

Timothy Gill Map 31 Lot 2:

The Gill LUP application was submitted to the PB at the December 8, 2021, meeting. The applicant was not present at this meeting, but the PB had additional questions about distances from the lake and abutting landowners. The application was tabled until the January meeting. Tim plans to attend to continue the process.

New Business:

1 - Timothy Gill – Map 31 Lot 2 – Remodel with addition on 16 Hollow Lane.

Tim attended the meeting with a complete map showing the 40' set-back of the current structure from the lake and from his abutters. The distance from the lake to the back of the present structure is 70 feet. The height of the building is 15 feet. A cement crawlspace is also included in the application. Ernestine made a motion to approve the Gill application, with stipulation that the renovated structure not be closer to the lake and stay 15' away from abutting property lines. An erosion plan is required, as is a signed permit from the LPI. Sec. 12: Non-Conformance C, c (1). Nancy seconded. All were in favor.

2 – David Conant – Map 10 Lot 34 – Single Family 1 ½ story building on 23 Lower Beach Lane.

David and Lise attended this meeting and produced a large map of the proposed building site. The sides of the new home varies 100 to 110' from the high water mark of the lake. An erosion control plan was submitted with the application. Ernestine made a motion to approve the Conant application. Naomi seconded. All in favor.

3 – Holly Zschzsche – Map 1 Lot 20-001 – New Building 25 Ft round deck for a 25 Ft yurt – off Francis Place Rd.

Two trailers are currently on the property but will be moved off to make way for the yurt. The yurt and surrounding deck are beyond 300' from Hutchinson Brook. Ernestine made a motion to accept the application as written. Naomi seconded. All in favor.

4 – Julie Holmes Dickson – Map 18 Lot 1 – New Self Storage Building 80' X 30' – 27 Williams Way.

The application for the first storage unit was approved on June 14, 2018. In the Town of Weld Building Ordinance for commercial structures, article 21.1 specifies that shrubs or vegetation must be planted to soften the impact of the site. CEO Mike Stephenson sent a letter the Mr. Dickson on Nov. 18, 2021, for noncompliance with this provision of the ordinance. The PB and Mr. Dickson agreed that landscaping in front of Unit #1 would be addressed by the end of spring, 2022.

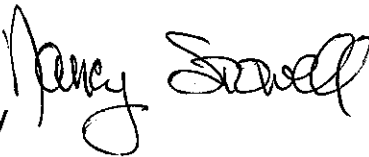
For the application for a new storage unit, the owner will once again have to adhere to the Building Ordinance, especially articles 21.1 and 21.6. Nancy made a motion to approve this application. Stan seconded. All were in favor.

Committee Reports: CEO Mike Stephenson has done research on the current LUP fee schedule. The current fees are not covering the cost of the CEO's & Planning Boards Stipends. He presented a proposal for PB comment and plans to submit this revised fee schedule at the next Select Board meeting.

Adjournment.

Respectfully submitted,

Nancy Stowell, Secretary

A handwritten signature in black ink, appearing to read "Nancy Stowell". The signature is written in a cursive, flowing style. The first name "Nancy" is written with a large, looped 'N' and the last name "Stowell" is written in a similar cursive style.