

DUNE ACRES PLAN COMMISSION

MINUTES September 10, 2015

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Jane Dickey, Richard Hawksworth, Robert Lauer, Lou Mellen, and David Rearick. Absent was John Sullivan. It was moved by Lou Mellen, with second by Robert Lauer, that the minutes of the August 10, 2015, meeting be approved as presented.

Correspondence: At the February 9, 2015, meeting the Plan Commission voted to issue a zoning improvement permit to William Spence for an addition to his residence at 15 Oak Drive. The issuance of the permit is contingent upon Mr. Spence providing a narrative and plans showing revisions agreed to at the meeting. Richard Hawksworth said he will check to see if the revised plans have been received.

The item of old business was the request for a driveway permit only for the Doyle property at 62 West Road. Owners Mark and Liz Doyle were present, along with their builder, Paul Shinn, and their engineer, John Hannon of Great Lakes Engineering. New drawings for the driveway were presented along with a summarized outline of changes made. John Hannon explained that the driveway was narrowed from 30 feet to 25 (16 feet of asphalt with 2 feet of stone shoulder and 2 ½ feet of berm). Additional drainage was added with two trench drains in the driveway itself connected by pipes to separate drywells. The height of the walls has not changed and will still vary from 2 feet to 15 ½ feet. The driveway is 220 feet long with an inverted crown to drive the water into the trenches and to the drywells. There will be large amounts of excess sand to be removed (approx. 150 truckloads) and the builder is asking the town for advice on areas for disposal. It was noted that the lower wall and the lower drywell will be built on town right of way property and will be the maintenance responsibility of the property owner. The builder thought that it would take two weeks to clear the trees in order to start driveway construction. Richard Hawksworth suggested efforts be made to save the native plants and give homeowners a chance to transplant them.

The concept of the general plan for the driveway as laid out is understood to be the most viable plan location but the Plan Commission would like to get the approval from the Town Council about the wall and drywell being constructed on the town right-of-way property. By the next Plan Commission meeting, the driveway plans are to be reviewed by a third party registered engineer who is experienced in designing and reviewing this type of work. Paul Shinn is requested to present the names of several certified contractors for block wall construction and to create a more detailed narrative of the proposed construction stages.

New Business: In attendance were owner Paul Wilkins of 60 East Road and architect Fred Bamesberger to present conceptual drawings for approval to bring the property into zoning compliance. The Plan Commission is being made aware of the fact that Mr. Wilkins is the brother-in-law of Robert Lauer. Mr. Lauer will reclude himself from the proceedings when it is necessary.

If this concept is acceptable, then the Wilkins will move forward with detailed and complete plans for the project. The Wilkins want to remodel areas of the home including a portion of the existing basement into a family room. Part of this process involves relocating the current stairway in the home, relocating an existing bathroom, adding an elevator and installation of a fireplace in the family room area. However, 13.2 inches of the home's corner extends into the side yard creating a non-compliance. Locating the basement family room fireplace in this area will resolve this issue; bring the side-yard setback of the house into compliance. Section 46-135 (3) of the current zoning ordinances allows chimneys to extend into a required side-yard up to, but not more than, two feet. Placing the family room fireplace in the location of the current non-compliance side-yard and running the chimney up the entire height of the home will result in the house becoming fully compliant, providing the chimney does not extend out more than two feet. The addition would allow for expanded living area on all levels, including a lower level family room and provide desired elevator access. The consensus of the Plan Commission was that because the new fireplace on the lower level would be part of a larger improvement to the home including a relocated stairway and elevator, would permit an expansion of living area as well as an up-dated and improved space utilization, that the addition of the fireplace to address the non-compliant side yard would not be considered to constitute contrived compliance.

Later discussion on the Doyle driveway, the Plan Commission consensus was that the appropriate building bond to be set at \$50,000. The cost of the building permit would be one percent of the cost of construction.

The meeting was adjourned at 10 pm.

Respectfully submitted,

Lou Roberts, secretary pro tem