

DUNE ACRES PLAN COMMISSION
MINUTES November 13, 2017

The meeting was called to order at 7:30 p.m. Present were Thomas Cornwell, Mary Boeke, Peter Bomberger, Robert Lauer, David Rearick, Thomas Roberts, and Alex Stemer. It was moved by Peter Bomberger, with second by Robert Lauer, that the minutes of the October 9, 2017 meeting be approved as presented. Favorable vote was unanimous.

The old business discussed was the new construction on the Froman property at 54 West Road. Mr. Froman was represented by his architect, William Rondon, and contractor, Casey Van Staten, who discussed the changes made to the previously presented plans: driveway grading and section drawings, septic field changes, and elimination of a retaining wall. The plan commission discussion centered on incorporating the septic changes and adding tree removal and retention to the drawings, as well as explaining excavation procedures in the narrative. Other discussion entailed proper grading of previously dumped sand, drainage, and side yard measurements to be made before excavation.

Findings are as follows:

	Required	House	Shed	
Floor area ratio (46-116)	max 19,919	5725	294	total 6019
Front yard (46-117)	25	300+	470+	
Side yard (46-118)	min 23.85	25	25	
		<u>50</u>	<u>100</u>	
	total 50	75	125	
rear yard (46-119)	35	220+	110+	
height (46-120)	30'	25'5.25"		
	20'		15'	
stories	2.5	2	1	
parking	4	3garage		
		3+ drive		

pool will have an automatic cover and the utilities will be buried

It was moved by David Rearick, with second by Mary Boeke, that the findings be approved. Favorable vote was unanimous.

It was moved by David Rearick, with second by Thomas Roberts, that an improvement location permit for 54 West Road be granted with the following contingencies stated below and a site visit--
 new and larger area plan that has septic plan included with the driveway plan and all grading delineation of non-disturbed area with snow fencing up before any excavation is begun
 tree retention and removal overlay
 narrative more complete—to include above
 markings of side yard for west side of house and east side of beach house to be done by civil engineer before construction begins

Favorable vote was unanimous.

Discussion followed: 1) the construction progress at 6 Redwood Lane 2) need for a review of 46-114-2 (permitted home occupations). After the discussion, the plan commission voted unanimously to notify the town council that a current resident's usage violates this ordinance. 3) realtors expectations for sales and remodeling possibilities.

Bob Lauer wishes to add 8' to an existing deck at 14 Hill Drive. The deck extension is in the building envelope and does not impact yard requirements. The project cost falls below the need for architectural plans. It was moved by Thomas Roberts, with second by Alex Stemer, that the project be allowed with the contractor drawings. Favorable vote was unanimous. The project is thus approved and allowed with contractor drawings.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,
Joan Rearick, secretary