

DUNE ACRES PLAN COMMISSION
MINUTES September 9, 2019

The meeting was called to order at 7:00 pm. Present were Thomas Cornwell, Mary Boeke, Peter Bomberger, Robert Lauer, David Rearick, Thomas Roberts, and Alex Stemer. It was moved by Alex Stemer, with second by Robert Lauer, that the minutes of the August 12, 2019 meeting be approved as presented. Favorable vote was unanimous.

Mr. and Mrs. Wilkins, 60 East Road, and their architect Fred Bamesberger presented plans for driveway relocation and expansion. The existing driveway is steep. The goal is to reduce the grade by increasing its length by adding a curve. The proposed driveway will be heated using a geothermal tubing system. The necessary boiler will be housed in a small 21 square foot structure adjacent to the west side of the house. A maximum 3.5 foot retaining wall is planned to accommodate the regrading in limited locations. A border of 2 inch cobblestones on the southern side of the driveway and a French drain will provide for drainage. The plan is to remove the old driveway, regrade and install retaining walls and complete the new driveway. Some additional fill will be needed for the proposed parking area. 32.6% of the lot will be disturbed after mitigation.

The Plan Commission expressed concern that the proposed driveway and necessary grading extends well into the required side yards. The situation will require diligence to prevent construction from extending onto adjacent properties. Staging will be difficult and the contractor will need to closely coordinate with the building Commissioner to avoid undue disruption to East Road traffic and to neighbors.

Findings are as follows:

Floor area ratio: The addition of 21 square feet does not bring the total FAR above the permitted 20%
Disturbed area: The 32.6% of the lot disturbed after mitigation does not exceed the permitted 35%

It was moved by Thomas Roberts, with second by Mary Boeke, that the findings be approved. Robert Lauer recused himself from voting. Favorable vote was unanimous.

It was moved by David Rearick, with second by Mary Boeke, that an improvement location permit for driveway expansion and relocation at 60 East Road be granted. The lot lines will be staked and barrier snow fencing installed before construction and maintained during construction. The Building Commissioner will approve staging plans before the start of construction. Robert Lauer recused himself from voting. Favorable vote was unanimous.

Fred Bamesberger, as architect and property owner of 28 West Road, presented plans for the construction of a post in ground, ten foot by 20 foot shed which will be eight feet high, have a sand floor and steel siding. Findings are as follows:

The bulk of 200 sq. ft. is well within the .20 requirement for the large lot.

The placement is 35.5 ft. from the west lot line and is within the yard requirements.

It was moved by Alex Stemer, with second by Robert Lauer, that the findings be approved. Favorable vote was unanimous.

It was moved by David Rearick, with second by Alex Stemer, that an improvement location permit for a shed at 28 West Road be granted. Favorable vote was unanimous.

Mr. Fitzpatrick, property owner of 2 Fern Lane presented his plans for remodeling. There is no change to the footprint. Interior walls will be removed, joists will be replaced, and ceilings will be vaulted. The plan commission had concerns about the construction. Findings are as follows:
a structural engineer should provide stamped plans specifying how the construction will be done

all utilities will be buried

It was moved by Robert Lauer, with second by Alex Stemer, that the findings be approved. Favorable vote was unanimous.

Alex Stemer suggested that the stamped plans be reviewed by Thomas Cornwell and Thomas Roberts and could be accepted as approval for granting the building permit.

It was moved by Mary Boeke, with second by Thomas Roberts, that a location improvement permit be granted for 2 Fern Lane. Favorable vote was unanimous.

Meeting adjourned at 8:00 pm.

Respectfully submitted,
Joan Rearick, secretary