

**TOWN OF SMITHFIELD
PLANNING BOARD MEETING MINUTES OF
NOVEMBER 14TH, 2018**

MEMBERS PRESENT: **David Kincaid** **Jo-Anne Bushey**
 Erik Rasmussen
 Harold Buzzell **Dale Churchill**

MEMBERS EXCUSED: **David Merry Jr.**
OTHERS PRESENT: **Andy Marble, CEO**
 Lynn Mosher

**7:00PM meeting was called to order and members present reviewed all documents presented to them.
One regular member is absent and Dale Churchill will be voting as an alternate.**

Minutes of the October 10th, 2018 Meeting:

Dale Churchill motioned to accept the minutes from the October 10th, 2018 meeting. Jo-Anne Bushey seconded the motion. Motion passed.

Board Update/Info:

Code Enforcement Update/Report:

OLD BUSINESS:

**1. Commercial Ordinance Standards & Criteria Section
Review-Joel Greenwood, KVCOG**

Joel Greenwood was asked to come to the board meeting to help with the Standards and Criteria section of the current Commercial Ordinance.

The board went over the reasoning's for wanting to update the sections with Mr. Greenwood.

Mr. Greenwood will work on each criteria item based on the board questions and feedback and send out a draft to the AA to distribute to board members and discuss at the next meeting.

2. Commercial Site Plan Review, Map 1 Lot 10 Mosher

Lynn Mosher presented the narrative for her Commercial application to the board. Jo-Ann Bushey asked what the height of the proposed building would be; the height will be 15' high.

Jo-Ann asked about the requirement of sending out notice for Commercial applications, which is required by the town not the applicant. Dale Churchill expressed that all the board was waiting for was a scaled map. Dale Churchill motioned to approve the application. Lynn Mosher indicated that the neighbors have come over and looked at the proposed and no one has any concerns. David Kincaid seconded the motion. Motion passed. The board signed the scaled site map with all the updated information requested. Lynn asked if she would get paperwork for the approval. Andy indicated that a permit and signed application will be sent to her.

3. Revisions to Existing Commercial/Industrial business Application Form

This item was tabled.

NEW BUSINESS:

1. Application for Alterations and Addition, Map 14 Lot 30, Gilman, Darrell

Darrell Gilman was present to submit his application for alteration and addition to his existing dwelling located at 227 Lake View Drive. The property is LLR. The applicant wants to remove an existing bathroom bump out and square off the dwelling by extending a wall by 2" and fill in a 48 square foot corner. The board reviewed section 15 (B) principal and accessory structures in the Shore Land Zone Ordinance.

A portion of the dwelling is within the 100' high water mark of North pond, the closest point of the dwelling is 84' but the portion that the applicant is proposing to alter and add on to is beyond the 100' mark. Andy found some differences in measurements while performing his site inspection. All of which are less than the proposed application indicates. His findings and differences are attached to these minutes. The applicant made the appropriate changes to the application to match the CEO's numbers.

The parcel is 15,420 square feet and the proposed added footprint brings the non-vegetated coverage to 13.3% and is less than the 20% allowed. The current foundation is posts and height is 15' and current septic is a tank and leach field. Mr. Gillman has received an approved new septic system design and install permit. This was due to the applicant adding a bedroom and the septic required to be upgraded.

The setback from the HWM to proposed peak of roof is 98'.

Dale Churchill motioned to accept the application from Darrell Gilman as changed and submitted. David Kincaid seconded the motion. Motion passed.

INFORMATION:

MEETING ADJOURNED: (8:05pm)

David Kincaid motioned to adjourn. Harold Buzzell seconded the motion. Motion passed.