



**Meeting Minutes**  
**Planning & Zoning Board**

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Monday, June 12, 2017

5:30 PM

Town Hall

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**Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.**

Meeting called to order at 5:30 PM with Chariman Brandvik presiding. Ms. Brandvik congratulated JP Murphy on his promotion to Town Manager.

**ROLL CALL**

**Present** 4 - Gloria Burton, Chairman Jim Millspaugh, Marc Mariano, and Jerome Ciliento

**Absent** 1 - Peter Marich

**SCHEDULED PUBLIC HEARING**

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Town Clerk swore in those wishing to speak.

[17-0126](#) Variance request for 322 Roebling Road N

No exparte communicatons expressed.

JP Murphy-Town Manager-Introduced case; variance would allow for construction of a front porch addition to encroach two feet into the 25ft front yard setback.

Sandra Stroyne-Applicant-Discussed rennovations to modernize home; cement slab would support new elevation of porch.

No pubic comments to be heard

Discussion ensued regarding lot size; applicant addressed questions relating to current renovations.

Letters of support from Laurie Adams and Stephen Fowler included in packet; no objections received.

Deputy Mayor Rettstatt commented on property; spoke in favor or variance.

Meeting closed to public

Brief commentes made regarding percentage deviation; few homes on street with front porches; 40ft right of way on street.

**Mr. Millspaugh moved to approve the variance; seconded by Ms. Burton.**

**Aye:** 5 - Brandvik, Burton, Chairman Millspaugh, Mariano, and Ciliento

**Absent:** 2 - Acken, and Marich

## **CITIZENS COMMENTS**

No comments to be heard.

## **APPROVAL OF MINUTES**

[17-0104](#) Approval of April 10, 2017 Meeting Minutes (LPA)

**Mr. Ciliento moved to approve; seconded by Ms. Burton.**

**Aye:** 5 - Brandvik, Burton, Chairman Millspaugh, Mariano, and Ciliento

**Absent:** 2 - Acken, and Marich

## **GENERAL AGENDA**

No items.

## **OTHER BUSINESS**

No other business.

## **STAFF REPORT**

Mr. Murphy commented on need for a July meeting to discuss real estate signs; design standards and best practices for wireless communications equipment; brief discussion ensued. Also to be discussed is medical marijuana dispensaries; Commission to discuss at next meeting.

Mr. Murphy stated the noise ordinance will also need to be discussed; provided update regarding special magistrate and AirBnb case.

## **COMMISSION ADVISOR REPORT**

Deputy Mayor Rettstatt provided update on golf course sale, new owners to take possession on July 16th; Mr. Murphy stated phase one plans have been received.

**ADJOURNMENT**

No further business; meeting adjourned in due form at 6:01 PM.

**APPROVED:**

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**Chairman**