

ZONING BOARD MEETING
At the Newcomb Community Center

June 18th, 2018 at 7:00PM

MINUTES

CALL TO ORDER/Roll Call – Chairman Brian Holt called the meeting to order at 7:00pm

Zoning Board members James Sharpton, Ramon Reed, Rodger Lull were present. Building Inspector Rand Makowski was present.

NEW BUSINESS:

- Discuss and vote on variance request for Block 24, lots 1-4 (Wise)
John Wise would like to place a weatherport within the 10ft setback of the property with approximately 6” setback. The intent is for the weatherport to be permanently located in this spot.

Ramon Reed stated that a variance should generally show a hardship and he doesn't believe there is hardship in this case. He is voting in favor of this variance because he believes the Board of Trustees granted a similar variance to Chris Nasso in November of 2017 for his OWTS.

James Sharpton reported that John Wise wants to leave the structure up permanently. John Wise agreed to move the weatherport if the Town requests this in the future. James also reported that John Wise stated that if at any time in the future if the Town wanted him to move the structure or if the Town needed that 18 foot space that he would gladly move it.

Ramon Reed stated that the Board can place any conditions on the variance that it feels is necessary.

Ramon Reed suggested making it a condition of the variance, that if the Town for some reason needs the structure to be moved in the future that it will be moved.

Motion to accept the request for a variance on the condition that the weatherport be moved at the request of the Town made by James Sharpton. Seconded by Ramon Reed. Motion carried 4-0.

- Discuss protocol for zoning board paperwork and variance requests

Chairman Brian Holt suggests that all communication, especially variance requests, go through the Town Clerk.

Rodger Lull would like to see the 15-day timetable for variance requests lengthened.

Chairman Brian Holt would like a variance form to be created, which would improve consistency and ensure that the requirements of a variance request are met. Ramon Reed volunteered to draft a form.

Ramon Reed would like to see a summary of the variance request on the agenda. He would also like minutes distributed to the zoning board, and the minutes approved at the next meeting.

Chairman Brian Holt wondered if a zoning board member could call in and participate in the meeting remotely.

Public comments: Lois Sharpton, Pete Olson

- Discuss zoning enforcement and zoning enforcement officer

Chairman Brian Holt encouraged the members of the zoning board to lead by example. He would like members to review the zoning code and ensure that they're in compliance. He also stated that the zoning board will be reviewing the list of structures on Town property and making recommendations to the Town Council.

Ramon Reed is unsure what the recommendation is based on. He would like the Board of Trustees to provide that information. He also suggests asking the attorney to be present at the meeting where recommendations are discussed. He then read from 2015 Board of Trustee meeting minutes.

Chairman Brian Holt pointed out that the zoning enforcement officer must be appointed by the Board of Trustees

per the zoning code. He also pointed out significant inconsistencies related to the enforcement procedure within the zoning code.

James Sharpton stated that the building inspector was, at one time, the zoning enforcement official. Ramon Reed pointed out that the building inspector is to enforce the building code and that the building inspector taking on the role of the zoning enforcement official does not fit with the current zoning code.

Public comment: Pete Olson

OLD BUSINESS:

- Discuss and vote on variance request to place business signs in the residential zone at the corner of 2nd and State St. and along State St. between 11th and 12th Street. (Quartz Creek Lodge)

Chairman Brian Holt pointed out that during the last meeting this variance requested was not officially closed out. The zoning code is very specific about the types of signage is allowed in the residential district.

James Sharpton pointed out that some businesses in the residential area have signs. Rodger Lull stated that the signs in question are not on the business owner's property.

Chairman Brian Holt suggested disallowing commercial businesses to place signs within the residential district. He read portions of the zoning code pertaining to allowed signs in the residential district.

Motion to deny the request from Quartz Creek Lodge to place a commercial sign in the residential district made by Ramon Reed. Seconded by James Sharpton. Motion carried 3-0. Rodger Lull abstained.

ADJOURN: Chairman Brian Holt adjourned the meeting at 8:16 pm