

**SBCC MEETING MINUTES**  
**OCTOBER 9, 2015 2 PM**

Attendance: John Fields, Bob Cestone, Wayne Schrader and Joe Hinks

Public input: None

It was agreed to address item #4 first since item #3 would take longer.

Bob Cestone presented a hand written priority list of Linda Raab's recommendations that were determined to be low priority at the September 9 meeting. The list was prioritized by code chapter. Since item #3 addressed a proposed ordinance to amend chapter 145, only those Linda Raab recommendations were discussed. After some discussion of these items, the majority of the SBCC members decided not to do anything with any of Linda Raab's recommendations until the Town Council, or a member of Council advises which items the SBCC should address.

Item #3, a proposed ordinance to amend chapter 145, Zoning to allow the Code Enforcement Constable (CEC) to approve up to one foot variance in set back requirements, was discussed at great length. It was agreed that the portion of the ordinance requiring the CEC to make his decision based on the definition of the BOA exceptional practical difficulties requirements was too difficult as the CEC doesn't have BOA training nor should he. It was agreed to delete that portion of the ordinance. However, it was also agreed that some standard needed to be included to give the CEC guidance in making his decision. After much discussion regarding this standard, Joe was asked to try to come up with some wording for the standard.

The committee also decided that the ordinance should include provision for steps to be allowed to encroach into the set back if a house is being raised to meet flood plain requirements or to provide freeboard. This allowance was proposed in an ordinance from the Sea Level Rise committee last year but was tabled for more discussion by council. Apparently council has not address this issue yet. It was decided to include this issue in this ordinance and let council decide what to do with it. John will try to find a copy of proposed allowance ordinance to use as a starting point for this ordinance.

Finally, there was discussion regarding a requirement in the flood plain Article IVX, section 145-46, C, that requires a building permit for any and all repairs. The committee felt this is unreasonable. Joe was asked to check with his contact at FEMA to see if we can change this. The way it is currently written, it is in conflict with other parts of the code which don't require a permit for repairs.

John will set up a future meeting to continue addressing this proposed ordinance.

Public comment: None

The meeting adjourned at 4:15 PM

Submitted by Bob Cestone