

Town of South Bethany
Planning Commission Meeting Minutes
10:00 A.M, July 1, 2016

Planning Commission Members present: Dick Oliver, John Stefani, Dave Wilson, George Reese, Joe Conway and Jack Whitney.

Absent Member: Sharon Polansky

Other Attendee: Tim Shaw, Council representative, David J. and Deborah J. Ball, Owners of 244 Bay Shore Drive

1. The public hearing for the division and re-distribution of lots 85 and 86 on Bayshore drive was conducted. A proposed re-distribution of the land from lot 86 to the land included in Lot 85 was presented and a boundary survey was received.

Dave Wilson noted two issues as follows:

- a. Article XI of the code required that the side setback be increased when the land is re-distributed as proposed. This requires that a total set back of 24 feet total be required for Lot 85 (8 feet on one side as existing and 16 feet on the relocated boundary adjacent to Lot 86) and for Lot 86, 24 feet total of side set back for both sides (12 feet on each side).
- b. Additionally, the dock shown on the survey art the new lot line between Lots 85 and 86 is not allowed and it must be removed.

Both issues are acceptable to the applicant. The Planning Commission (PC) voted to approve the application with the provisions stated above.

2. New Business
 - a. Chairman Oliver proposed the PC set up nominal meeting dates to allow for members to make plans to attend the meetings. It was agreed that regular meetings should be planned for every other month beginning in September. Dick Oliver will coordinate future meeting dates with Dee Burbage and advise the PC members of the results. Future meetings will be scheduled for August, September, November, January 2017, March, May, July and September 2017. The suggested day is the 3rd week of the month on Friday morning.
 - b. It was also agreed that zoning applicants should be asked if they can be hear at these meetings without undue problems being associated. If problems exist the PC will take steps to make accommodations if possible. It was noted that applicants paid a fee of \$100 for the hearing, and the PC should respond as soon as practicable.

- c. Joe Conway asked what is the expected work product over the next year? It was noted that the PC should take the lead on:
 - i. Sea Level rise,
 - ii. Tracking approved Comprehensive Plan goals
 - iii. Liaison with the B&F Committee to help develop capital and operating budgets
 - iv. Development of the long range Town street lighting plan and
 - v. Input to the Town Manager for the annual Comprehensive Plan report (sent to the State).

 - d. Joe commented that we should find a way for call-in participation and it should be paid by the Town to allow for full participation. It was noted that call-in participation cannot be used for Public Hearings, but it is allowable for PC meetings.

 - e. Chairman Oliver reported on his discussions with Verizon and Mediacom and the fact that many of the old, unused and unsightly lines are being cleaned up at this time. He noted that Verizon would not remove unused telephone lines unless requested by the homeowner. Joe Conway will prepare a draft for a Town notice advising residents that this can be done and how it would help improve the visual impact of the Town. Tim Shaw said he would bring this up to the Mayor and see if the Town would agree to send out a message to homeowners.

 - f. The plan for future SLR planning was discussed. Funds are needed to proceed. This could come from a Grant (if and when available) or it could be self funded by the Town. A draft SOW exists for this effort but no firm agreement was concluded for the path forward.

 - g. It was agreed to meet on August 5th to discuss the main points and schedule for discussion and resolution of these for the next year.

 - h. It was noted that the Comprehensive Plan, as revised and agreed by the Council, is now on the Town Website and two public hearings will be held in July before it is adopted and sent to the State for approval. Dick Oliver and Joe Conway noted that the Council did not make any substantive changes to the PC recommendations.
3. The meeting was adjourned at 11:40 am