

APC minutes 8/1/22

The meeting was called to order at 5PM. Present were Robert LeMay, Anita Remijas, Mike Johnstone, Mary Lou McFadden. Doug Beeler was on Zoom and Seth McCormick was absent. The minutes of 6/20/22 were approved.

Under New Business a possible amendment to the stair section of the seawall ordinance was discussed. The problem is that the DNR and Army Corps are not getting back to homeowners wanting permission to install seawalls onto the public trust property making compliance with the requirement impossible. Chris Willoughby will continue to try to reach out to both agencies and if we continue to have no success, will come up with a version of that ordinance without the requirement.

We also discussed the need to appoint 2 new members to the APC and to appoint 1 member of the APC to the BZA. Given the complexity of the process, it was decided to delay that decision to the next meeting.

Public hearing on the Steep Slope ordinance was opened. The purpose of this change is to allow the Building Commission as opposed to just the Building Commissioner to make the decision on lots with steep slopes. Also, we are looking at increasing the slope that will require property owners to retain a topographic engineer to supervise their project. Larry Wall explained that the natural repose of sand is 34%. The proposal is to go to from the 1/3 limit in the existing resolution to 34% in this ordinance. We will include charts demonstrating the relationship of slopes expressed in ratios with slopes expressed in degrees in this ordinance. The purpose of this ordinance is to protect the neighbor's property. This ordinance does not apply to stairs and decks which have footings as opposed to buildings which have walls

Tim Anderson expressed a concern that this ordinance doesn't account for lots with varying slopes and that topography does change over time. He is also concerned about what level of construction triggers the requirements of this ordinance.

William Dubon offered to send us information on recent changes to state codes for us to review and perhaps incorporate into this ordinance.

The decision was made to continue the public hearing and consider changes to the ordinance at the next meeting.

The public hearing on the Nonconforming Ordinance was opened. This ordinance change will allow owners of nonconforming properties to increase the volume of their structures as long as it's not in a setback or above the height limit. Also, they will be allowed to increase the coverage on their property as long as the 35% coverage limit is not exceeded. The hope is that this will change require fewer homeowners to go to the BZA. The decision was made to send this to the Town Council.

The meeting was adjourned at 6:16 pm.

Respectfully submitted by Robert LeMay