

Meeting Minutes – Monday, August 29, 2022 - Bolivar Planning Commission

7 PM meeting called to order.

Members present: Steve Paradis, Barb Staats, Jacob Stettes, Deb Hale.

Audience present: Mayor Helen Dettmer, Ms. Lisa Kovach (ZBA member), Mr. Charlo Musau.

The meeting minutes from July 2022 were approved. Barb made the motion to accept; Steve seconded that motion.

We started with New business:

- 1) Secretary position to be filled following Randall's departure: Steve nominated Deb Hale to fill the position. Barb made the motion to accept Deb Hale as the new PC Secretary; Jacob seconded the motion.

We progressed with Attendee Concerns:

- 1) Mr. Musau presented the PC with his desire to place a "Tiny House" on his ¼ acre lot in Bolivar (Meadowbrook Alley), which he has owned for 2 years. Under current Bolivar ordinances, any home smaller than 800 sq. ft. is not allowed. The tiny home would be approx. 300-400 sq. ft in size. The PC recommended that if he wishes to pursue this project, he would have to apply for a building permit (which would be rejected under current laws), and then request a variance with the ZBA. He may also submit to the PC a brief argument for why Bolivar should consider an amendment to the zoning ordinances to allow for Tiny Homes in the future.
- 2) Ms. Lisa Kovach of the ZBA relayed to the PC her discovery that work completed at 49 Gilbert Street (Chad Gauthier, owner) did not match the building permit specs originally submitted and approved by the ZBA. A back screened-in porch (according to the original design) has been enclosed, which adds to the aggregate square footage of the structure. Unfortunately, Zoning Administrator John Garza gave final approval to the project (he did not compare the actual completed work with the submission). Ms. Kovach wanted to know how the Town should proceed under these circumstances. It was agreed that a new building permit must be submitted with the revised design/information. Mr. Gauthier will be contacted by Laura to follow through with this procedure. There are penalties under 1301.99 and 1715.99 if owner does not comply.

We then proceeded with Unfinished business:

- 1) Stormwater ordinance update: Mayor Dettmer reported that Section 9 director Rachel Snavelly has told the Council that a stormwater ordinance is NOT required to be adopted in order for a town of our size to secure grants. Bolivar may want to incorporate a slimmed-down version of best practices of how to manage stormwater aimed mostly at a residential level, especially if deemed important to residents. The PC may want to include the topic in the survey for the new Comprehensive Plan.
- 2) Comprehensive Plan survey questions: we worked through our Survey Monkey draft questionnaire again, adding and amending, and considering new topics: tiny homes, stormwater management, rental "gig" economy, i.e., swimming pools, parking spots, etc. We questioned whether we should call for a Comprehensive Plan Committee, which would craft a plan of action from the survey results. PC Members should email Steve with any revisions/amendments of current working survey draft in hopes that we have a final draft of the survey by next meeting, September 26.

The meeting concluded at 8:45 pm. Barb made the motion to adjourn.

Next meeting is scheduled for September 26 at 7 pm.