

Beverly Shores Building and Site Committee
Meeting Minutes
November 11, 2017

The meeting was called to order at 8:30am at the Administration Building

**Roll Call: Present..... Hans Lagoni, John Mackin,
David Wagner, Ray Szarmach**
Not Present... David Phelps
Council Rep.....Brian O'Neal

1. The Minutes of the October 9, 2017 meeting were approved. .

2. 821 East Lake Front Site Application for Garage...Bill Taylor

Mr Taylor presented some technical data that the committee had requested at a previous meeting pertaining to the installation of his proposed concrete retaining wall that will be built into a steep slope dune.

The Committee found the data acceptable and requested that the installing contractor be present at the next meeting to detail exactly how he will do the work. The Committee should be able to vote on the application following the presentation.

3 49 Oval Site & Building Application...O'Conner
Block 86 Lots 1 & 2

Mr and Mrs O'Conner presented preliminary drawings for their proposed three bedroom, two story house. The Committee agreed that the street frontage, as well as the area of the site, are in compliance with the zoning ordinance. In addition, the structure was in general compliance with the bulk regulations...area and height of house, yard setbacks.

However, the site contains dunes with steep slopes and the structure falls within ten feet of them which will require compliance with the Zoning Ordinance steep slope requirements. The applicant stated that they understand the special requirements and are in the process of obtaining a geotechnical engineer to review the project.

4. Discussion on the Steep Slope Ordinance.

The Committee continued its discussion, started at the last meeting, on the Steep Slope Ordinance requirements. This Ordinance, passed in 2011, consists of a number of requirements that are spread throughout Section 155.

John Mackin has looked into the issue and prepared an outline for applicants to follow if their site contains steep slope dunes and they want to build within ten feet of them. Copies were sent to the members of the Committee.

The Building Commissioner will further review the issue and report back at the next meeting.

5. **Discussion on the Word "Assigns"**

At the Building Commissioner's request, the town's attorney issued his opinion on the definition of "assigns". This issue has been raised pertaining to Section 155.008(A) which deals with the 'Grandfather' clause regarding zoning parcels between 15,000 and 20,000 square feet.

The word "assigns: includes any purchaser of the property from 12-19-83, when the ordinance was passed, into perpetuity.

6. **Projects in Construction Phase**

120 S Montana	New Const	10%
311 E Lake Front	Open deck	95%
821 E Lake Front	Int Rem	98%
3 W Lake Front	Pool / Ret Wall	50%
106 Neptune	Rem	80%
3 W Stillwater	Add/Rem	40%
22 E Stillwater	Rem / Deck	95%
15 W Marne	Garage	100%
16 W Marne	Deck	20%
111 W Stillwater	Int Rem.	40%
103 W Ripplewater	Int Rem	20%
105 Januth	Shed	NS
113 Oxford	Shed	NS
6 Palmer	Raised Deck	NS
6 E Atwater	Garage	NS

David Wagner made a motion to adjourn at 10:30 am
John Mackin seconded.....motion carried

Hans Lagoni, Building Commissioner

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Hans Lagoni, Building Commissioner