

Meeting Minutes – Monday, July 25, 2022 - Bolivar Planning Commission

7 PM meeting called to order.

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

Absent: Jacob Stettes

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

We started with New business:

1. Blandy Street development (Lutman Land Development)

We looked at a building proposal for developing Lots 6 & 7 (each approx. 1/3 acre) on Blandy Street. After some discussion, the Planning Commission concluded that Mr. Lutman would be permitted to build one single-family dwelling unit on each lot. If he chooses to join the lots into one, he would then be permitted to build one single-family dwelling unit on that newly joined lot.

We based our conclusion on the following zoning ordinances: 1303.01 – which designates the lots as falling under District “R” “Residential District”; 1303.02 – which permits “not more than one structure comprising one single family dwelling unit...per presently constituted lot, or per half acre, plus three (3) permitted accessory structures....” General lot requirements can be found under 1303.04; density is addressed under 1715.01(h) – “units will be limited to one unit per one-half acre for half acre or more lots....”

Mr. Lutman may decide to seek a variance if he indeed prefers to build a duplex on the joined lots, since duplexes are not permitted uses. If he succeeds in getting a variance, we noted that under 1715.01(d) he would be required to provide ample parking: “Duplex dwellings will be provided with six off the street parking spaces.”

We then proceeded with Unfinished business:

1. Stormwater ordinance update: The issue is in limbo since Town lawyer Effie was not present at the last Council meeting. Further discussion has been pushed forward to the August meeting.
2. Comprehensive Plan survey questions: we worked through our Survey Monkey draft questionnaire again, adding and amending.

Action items:

- Steve will send PC members a link to the updated Survey Monkey draft questionnaire; members will provide feedback. He will then allow Council members to access the survey and likewise provide feedback after the August 2 Council meeting.
- We hope to have a final draft of the survey by September 6.

For the next meeting, we need to add an agenda item to elect a new secretary to replace Randall.

The meeting concluded at 9:51 pm. Barb made the motion to adjourn.

Next meeting is scheduled for August 29, at 7 pm.