

**Beverly Shores Building and Site Committee
Meeting Minutes
August 5, 2017**

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

**Roll Call: Present..... Hans Lagoni, John Mackin, David Phelps,
David Wagner, Ray Szarmach
Council Rep.....Brian O'Neal**

1. The Minutes of the July 1, 2017 meeting were approved. .

**2. 105 S. Januth Site Plan Application----Evans
Block 78 Lots 24-25**

The property owner, Mr Evans, presented his revised site plan showing the proposed location for a wood shop shed. He stated that he selected the location in an effort to remove as few trees as possible and to place it out of the view from their home living space.

After some discussion, the Building Committee found the application in compliance with the Zoning Ordinance.

David Phelps moved to approve the application and David Wagner seconded. The Committee voted to approve.

3 1 Dunes Highway Site Plan Preliminary Review Cont....SWC Group

Mr. Michael Ganz, developer for the project, presented a revised site plan drawing for the Committee's review and comments.

The Town Clerk has identified the official street address for this project as 1 W Dunes Highway

The items discussed at the July meeting have been complied with except for the parking shown adjacent to Broadway. This has been changed from straight in to diagonal, as well as moved farther away from the street, both requested by the Marshal. However, Section 155.09 (L) calls for a six foot wide landscaping strip to be located between the parking lot and the property line. The five parking spots shown are located within the street right-of-way which makes them non-compliant.

The Building Commissioner stated he will prepare a Citation of Rejection which will allow the applicant to proceed to the BZA for a variance of this requirement.

4. 119 Wells Transfer of Property....Wolfe

Mr Douglas Wolfe presented site plan drawings showing his one lot as well as the two adjacent lots. His lot is undersized both in street frontage as well as total area. His plan is to purchase a strip of land from both adjacent owners in order to bring his lot up to standards

The problem is that his proposed purchases do not comply with Section 155.152 (F) which requires that no piece of land should have a dimension of less than 35 feet in length.

The Building Commissioner will prepare a Citation of Rejection letter which will allow the applicant to go before the BZA for a variance to this requirement.

5. Pleasant Ave Block 87 Lot 1 Preliminary Site Review

The architect, Mr , presented a set of his preliminary drawings for a proposed residence with a footprint of approximately 24' x 34'.

The site contains areas of steep slope dunes so all of the Steep Slope Ordinance requirements will have to be complied with.

He requested permission to do a minor site clearing where the driveway and footprint of the building will be. The only trees to be removed are three dead ones. The Committee agreed to the request.

Since this was a preliminary request, no action was taken by the Committee. The applicant stated that they would return in about two or three months.

6. 21 W Stillwater Fence Ordinance Violation....Hood

A fence permit (07-04) was issued to Debbie Hood in March for a six foot high. 4" wood picket fence. The fence was originally installed in full compliance with the permit application; however, the owner then installed another layer of wood pickets on the interior side of the fence. This closed off the fence making it almost 100% opaque.

A letter was sent to Mr & Mrs Hood on June 18 informing them of the non-compliance issue and they have not responded.

The issue has been turned over to the town's attorney.

7. Projects in Construction Phase

4 Beach	New Const.	Occupancy Granted
121 E Lake Front	Rem/Site Work	Occupancy Granted
4 E Fairwater	Add / Rem	Occupancy Granted
821 E Lake Front	Int Rem	98%
10 Oval	Shed Rem	55%
214 Davis	Rem	75%
4 S Palmer	Add/Rem	75%
23 S Shore	Int Rem	25%
3 W Stillwater	Add/Rem	15%
111 W Stillwater	Rem.	5%
8 E Greatwater	Deck / Int Rem	30%
103 W Ripplewater	Int Rem	0%
15 W Marne	Garage	0%
214 Idler	Shed/Deck	0%

David Wagner made a motion to adjourn at 10:15am
John Mackin seconded.....motion carried

Hans Lagoni, Building Commissioner