

Beverly Shores Plan Commission

April 2, 2018

6:30 P.M.

The meeting of the Beverly Shores Plan Commission was called to order at 6:30 p.m. at the Beverly Shores Administration Building. Members of the Plan Commission present are; Brian O'Neil, Gabrielle Biciunas, Greg Lyman, Donna Norkus, Brian Quealy, Thomas Weber. John Daraska was absent. Attorney Connor Nolan was also present.

Member B. O'Neil stated the meeting was being recorded for the purpose of the minutes.

Review of previous meeting minutes. Minutes of the February 5, 2018 were reviewed; Weber moved to accept, Norkus seconded. All approved. Minutes of the March 5 meeting were reviewed; Weber moved to accept, Norkus seconded. All approved.

1. Old Business:
 - a. Potential Property Subdivisions

Commission reviewed the applicability of the ordinances with respect to two sites in town.

- i. 329 Idler - Plan Commission determined that this property split would not make either new parcel non-complying, therefore the action is exempt from the definition of subdivision in the ordinance. Lyman moved, Quealy seconded. All approved.
 - ii. 107 South Shore – Plan Commission determined that the lot re-alignment between the two properties is exempt from the subdivision requirements in the ordinance. G. Lyman recused himself from this vote due to being close friends with the property owners. Weber moved, Quealy seconded. All approved.

- b. Sign Ordinance

The commission reviewed the draft of the revised ordinance and discussed. The Commission still had questions on some aspects of the revised ordinance and agreed that there is more work to be done on the Ordinance. Comments will be forwarded to Attorney Nolan for discussion at the next meeting.

- c. Tree Removal Ordinance

Commissioner Norkus moved to open the public hearing and Lyman seconded.

Attorney Nolan has made changes based on the comments made at the previous meeting. The revised ordinance was reviewed and discussed by the

Commission. The language in Section 3(B)(2)(a) should be changed to allow the Building Commissioner or his or her written designee to make the determination of diseased tree, or to call in a certified arborist to cover periods when the BC is not available. Also, it was determined that in Section 5(6)(b) that the designation of Section (A)(2) was superfluous and should be removed.

Public Comment:

Jim Mello and Camille Cribaro-Mello of (348 E Bellevue), David Phelps (115 Stillwater), and Susan Ashby (??) made comments and had questions for the Commission.

Topics included changing the maximum tree diameter allowed to be removed without a permit from 4 inches to 6 inches; a question was asked about exemptions for Shirley Heinz invasives removal type projects; a question was asked if a shed qualifies as a structure; and it was requested that a red-line strike-out version of the proposed ordinances be provided to the public before meetings.

Public comments were considered in the Commission's actions on this ordinance.

Commissioner Lyman moved to close the public hearing, Biciunas seconded.

Commissioner Weber moved that the ordinance be approved and forwarded to the Town Council with a favorable recommendation with the following changes: In 3(B)(2)(a) add "or his or her written designee" be inserted between "The Building Commissioner..." and "shall be consulted."; and in Section 5(6)(b) removed "(A)(2)". Commissioner Norkus seconded. All approved.

d. Modification of ordinance regarding Building Commissioner

Proposed changes to the ordinance were discussed and the revised ordinance will be set for public hearing at the next scheduled meeting on May 7, 2018. Greg Lyman moved to hold a public hearing at the next meeting and Biciunas seconded. All approved.

2. No new business was discussed.

Commissioner Lyman moved to close the meeting, Biciunas seconded. The meeting was adjourned at 8:22 pm.

Next meeting will be May 7, 2018 at the Community House due to the Admin Building being set up for primary elections on May 8.