

~~~PLANNING BOARD~~~

JANUARY 11, 2011

7:00 PM

Planning Board Members Present; Pat Rice, Duncan McNeill, Lois Rieg, Steve Senske, Richard Johnson, John Warner, Walter Geist

Others Present; Brad Lawson, Don McCord

For the record - December meeting canceled due to weather conditions.

Mr. Rice opened the meeting and requested Mr. Lawson's report.

Mr. Lawson said December has been a slow month with one new home permit being issued. During 2010 77 permits were issued; which included 10 new homes with estimated building costs around \$3,000,000 as well as several additions.

Mr. Lawson said as of December 28, 2010 the new building code has been activated and he plans to hold a meeting with local contractors the end of February or the first part of March. Mr. Lawson said the new code books are much clearer than the old ones were.

Mr. Lawson gave the board copies of local area laws for accessory uses and structures. He asked the board to review them as they will be making revisions to North Harmony's zoning ordinance.

Mr. Rice asked Mr. Lawson if he has spoken with Mr. Stapleton in regards to Goose Creek's proposal. Mr. Lawson gave the board copies of maps that Mr. Stapleton provided. The board reviewed the maps and said that the association is currently working on getting the lots surveyed; until the survey is complete no further action is required by the Planning Board.

The board discussed the use of Storage Structures and Accessory Dwelling Units. After discussion, Mr. McCord said he would draft a local law and include issues that were discussed; limit storage structures to one per dwelling unit, storage structure must be 144 square feet or under, front and side yard setbacks, height limitations, restrictions for the use of accessory units, which should include a call back time period. All of the issues will be defined by district. Based on discussion, Mr. McCord agreed to draft a local law including all of the issues discussed for both Storage Structures and Accessory Dwelling Units for the board to review during the next regular meeting.

The next regular meeting is scheduled for February 8, 2011 at 7:00 PM.

The meeting concluded at 8:15 PM

Respectfully Submitted,

Penny Best

Planning Board Clerk

