

**TOWN OF NORTH HARMONY  
PLANNING BOARD  
MONDAY, 9/17/12, 6:00 PM**

**PLANNING BOARD MEMBERS PRESENT:** Pat Rice      Steve Senske      Louis Rieg  
Dick Johnson   John Warner      Phil Strand  
Wally Geist

On 9/17/12 a Special Meeting of the Planning Board was held for the purpose of review and recommendation on the Zoning Board of Appeals application for Area Variances on the property of Russell Putney located at 3506 Mason St. Mr. Putney appeared before the Zoning Board of Appeals on 8/22/12, requesting variances to build a new home closer to setbacks than allowed in Zoning Code Section 401. The Zoning Board of Appeals indicated that the variances requested were substantial and requested that the Planning Board review and recommend on the application. The Planning Board reviewed the application at the Planning Board Meeting September 11, 2012. The PB requested that Mr. Putney stake out the proposed improvements to his property and on September 17, 2012 the Planning Board met with Mr. Putney at his residence and reviewed the proposal.

**Dick Johnson motioned that the Planning Board recommend that the Zoning Board of Appeals approve the variances requested by Mr. Putney with the following conditions:**

- **Owner must install and maintain appropriate shoreline plantings along the lakeshore; install and maintain rain barrels/water garden to catch any runoff from his roofs in order to prevent runoff to the lake**
- **Rear deck must be left open with no permanent roof**
- **Any walkways or driveways must be constructed of permeable materials (i.e. permeable pavers, etc.)**

**Mr. Rieg seconded. Mr. Rice, Mr. Johnson, Mr. Senske, Mr. Warner, Mr. Rieg, Mr. Strand, YES; Mr. Geist, NO. The motion was carried.**

There being no further business, the meeting was closed.

*Nancy Thomas  
Town Clerk*