

Town of absence  
**Planning Board**  
Regular Meeting  
November 23, 2015 @ 6:15 PM  
Town Office Meeting Room

MINUTES

Members Present: Vice-Chair Gil Rivera, Jennifer Whyte, Greg Barron, Bill Schoppe, Isabel Jackson, and Peter Coombs. Excused: Jan Harmen.

Others Present: Bill Boardman - CEO, Steve Mohr, and Sam Van Dam

Gil Rivera chaired this meeting in Jan Harmen's absence. He called the meeting to order at 6:15 PM and a quorum was established.

MOTION BY J. Whyte, seconded by B. Schoppe, to approve the minutes of October 12, 2015 as written. Motion passed 5-0.

NEW BUSINESS

LAND USE ORDINANCE

**BRACKETTS & UP ISLAND LLC, MAP 9, LOT 18, APPLICATION # 43-15**

This application is for the expansion and renovation of the existing "Cove Cottage". The proposed bedroom closet addition is in the 75 foot setback. In 2002 the Planning Board approved a 153 SF bedroom expansion to the Cove Cottage. The 2002 expansion resulted in a 15.2% area and 16.8% volume increase to the portion of the structure that did not meet the required setback in 1989. Form 2NC results in a cumulation amount of 16.54% increase in area and 18% increase in volume and remains well within the allowable 30% volume/area increase to a non-conforming structure. The Planning did not feel a site review was needed.

MOTION by J. Whyte, seconded by G. Barron, to approve Application #43-15, Map 9, Lot 18, of Bracketts & Up Island LLC to construct an addition to the existing Cove Cottage as outlined in Land Use Application #43-15. Motion passed 5-0.

OTHER BUSINESS

- 1) CEO Reports for September and October were submitted.
- 2) Committee Reports: Isabel Jackson talked about the Energy Committee and the use of solar energy using the town office and other town areas.

ADJOURNMENT OF MEETING

Motion by J. Whyte, seconded by Bill Schoppe to adjourn the meeting. Motion passed 5-0. Time of adjournment was 6:35 PM.

Respectfully submitted,

Peter Coombs