**LANDGROVE PLANNING COMMISSION**

Minutes of Meeting

February 18, 2021

**Attending:**

 Harry Lux Mary Licata Ryan Foster

 Joshua Wengerd Michael Morfit

 William Goodwin (Zoning Administrator)

The meeting was called to order at 5:33 pm, with 4 Commissioners and the Zoning Administrator present.

**1. Public Hearing on Application on behalf of Agatha Harris-Gourley** (11 Landgrove Road)

The Landgrove Planning Commission duly warned that it would hold public hearing for the purpose of receiving comments regarding the application to construct an extension to the house and a new deck on this property located in the Utley Flats Scenic Overlay District. Detailed information was also available to the public at the Town Office.

The Chair cited the legislative authorities that permit the hearing to be held online. The Chair also invited Commission members to announce any conflict of interest with this application. Joshua Wengerd announced that he would be presenting the application on behalf of the property owners and representing them. In addition, he will be the general contractor to build the extension should the permit be granted. Accordingly, he removed himself from the ZBA deliberations.

In his overview statement, the Zoning Administrator stated that the application raised no issues or concerns on his part. The proposed addition meets all the setback requirements in the town’s by-laws. The Class II wetlands to the south does not present a problem.

The Zoning Administrator has received no inquiries from any of the neighbors with contiguous property. The Planning Commission, the Zoning Administrator, the Select Board and Town Clerk have to date received no objections from the public.

Questions from members of the Zoning Board of Administration were focused on possible impact on neighboring properties. Joshua Wengerd indicated that the proposed siding and the roof of the addition would match the existing structure and be compatible with the rest of the village architecture. In addition, the applicants anticipate augmenting the existing shrubs on the north side of the property screening the abutting property owned by Helen Young.

There being no further questions from the Commission and no other abutting property owners or other members of the community present and wishing to speak, the Chair closed this public hearing at 5:53 pm.

The Commission legally has up to 45 days to provide a formal response to this application, but past practice suggests that the applicants will probably receive notice in about 14 days.

**2. Possible subdivision of lots in Landgrove and Peru.**

The Zoning Administrator reported on a possible application for a subdivision of an existing parcel that straddles the Landgrove and Peru boundary. Two lots would be in Landgrove and one lot in Peru. The Landgrove town By Laws requires that if more than two houses are involved, the shared common driveway cannot be regarded as a private road, but must meet the (higher) state road standards. But would this apply if one of the subdivisions is in Peru?

No decision was reached on this issue, pending further investigation and research by the Zoning Administrator. However, there was a general sense that in ambiguous circumstances, the higher standards should apply.

**3. List of possible changes to by-laws.**

The Zoning Administrator was asked to keep a record of issues or questions that arise with regard to the town By Laws. This will help inform the ZBA’s future deliberations when we anticipate reviewing and revising the By Laws sometime in the next couple of years.

**4. Any Other Business.** There were no other items for discussion or consideration by the ZBA. Accordingly, Josh Wengerd left the meeting.

**5. Deliberative Session.** The ZBA went into deliberative session at 6:07 pm.