

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

January 21, 2020

Present were Chair Frank Chase, Board Members; Norma Sutton, William Yeager, Molly Rose, Jennifer Roper, and Peter Fleck. Liaison Bill Martini, Town Manager Robert Smith, Town Clerk Dorothy Burkhalter, and Town Planner Brad Cornelius were also present. Member Stephen Withers was absent.

Chair Chase called the meeting to order at 6:30pm. He then led everyone in the Pledge of Allegiance.

1. OPEN FORUM/PUBLIC COMMENTS:

No public comments were made.

2. NEW BUSINESS:

a. MINUTES:

i. December 17, 2019 Meeting Minutes

Member Rose made a motion to approve the December 17, 2019 meeting minutes. Member Roper seconded the motion. All were in favor.

b. GENERAL ITEMS FOR CONSIDERATION:

i. Z20-03: 1108 Main Street – William Stratton – Variance to allow an expansion of more than 10% of the existing gross floor area (request is for 161% increase) to an existing non-conforming home.

Chair Chase introduced this item. He then turned the floor over to Mr. Brad Cornelius. Mr. Cornelius reviewed the request. He stated that the owners would like to build an addition on their property. Mr. Cornelius explained that the current home is non-conforming as it has a 10' (ten foot) side setback to the south side of the property line instead of 15' (fifteen feet) that is required. He further explained that the proposed addition would be approximately 6,562 square feet, which would be an increase of 161%. Mr. Cornelius stated that the expansion will be made on the north side of the property. He further stated that the proposed addition will meet all zoning requirements. Mr. Cornelius explained that 41 notices were sent out. Eight were received in favor and one in objection. Discussion by the Board began. Member Rose questioned if the existing home will be modified after the new addition is built. Owner William Stratton of 1108 Main Street introduced himself. He then explained that the addition is needed due to family. Mr. Stratton commented that the existing home will be renovated after the addition is complete. Mr. Stratton's daughter, Mary commented on drainage issues with the lot and the proposed elevation. After some discussion was made, Member Rose made a motion to recommend approval of the variance request. Member Fleck seconded the motion. Member Sutton questioned the purpose of the Code restricting to the 10%. Member Rose explained that older homes were being torn down, leaving one wall for the grandfathered protection to be in place. After discussion was complete, all were in favor.

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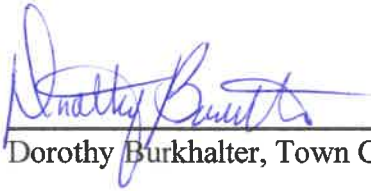
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4. ADJOURN:

Member Sutton made a motion to adjourn. Member Rose seconded the motion. All were in favor

The meeting adjourned at 6:48pm.



Dorothy Burkhalter, Town Clerk



Frank Chase, Chair