

TOWN OF WINDERMERE

Development Review Board Meeting Minutes

February 18, 2020

Present were Chair Frank Chase, Board Members; Norma Sutton, Stephen Withers, Molly Rose, Jennifer Roper, and Peter Fleck. Liaison Bill Martini, Town Clerk Dorothy Burkhalter, and Town Planner Brad Cornelius were also present. Town Manager Robert Smith and Member William Yeager were 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. January 21, 2020 Meeting Minutes

Member Rose made a motion to approve the January 21, 2020 meeting minutes. Member Sutton seconded the motion. All were in favor.

b. GENERAL ITEMS FOR CONSIDERATION:

i. Z20-04: 40 Main Street – Variance to allow pool construction less than 50 feet from the normal high-water elevation.

Chair Chase introduced this item. He then turned the floor over to Mr. Brad Cornelius. Mr. Cornelius introduced this item. He explained that Matt Tomaszewski and Lindsey Tomaszewski, owners of 40 Main Street, are requesting a variance for an encroachment to the setback requirement of 50' from the lake for a pool. Mr. Cornelius stated that the setback for the proposed pool would be 30'. He then commented on the curvature of the lakeshore property. Mr. Cornelius stated that 43 notices were mailed out with eight returned in support and one in objection. He explained that the one in objection resides across Main Street. This concluded his presentation. Chair Chase opened the floor to the Board members. Member Fleck questioned if there are berms and swales. Mr. Cornelius explained that if the variance is approved, all code requirements regarding stormwater will need to be met. Member Rose commented on the reason for the 50' setback which was set to benefit the lakes. Member Withers commented that there is not a hardship. Member Roper commented on concerns with the high-water tables and trying to build a pool. Discussion was made regarding berm/swales, setbacks, and past requests. Member Withers made a motion to recommend denial of the request. Member Rose seconded the motion. Mr. Tomaszewski introduced himself. He then commented on the curvature of lakefront edge. He stated that the hardship is with the shape of the lot. Member Withers commented on a possible plan that could work for a lap pool or a jacuzzi. There being no further discussion, Chair Chase called for the vote. All were in favor.

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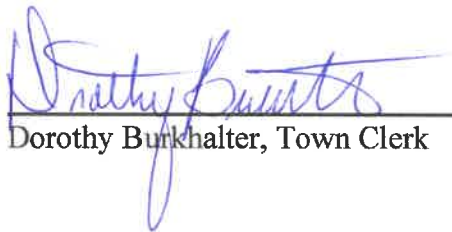
ii. Temporary Town Facilities

Chair Chase turned the floor over to Mr. John Fitzgibbon. Mr. Fitzgibbon explained the need for temporary facilities. He then commented on the location and design. Chair Chase questioned if the temporary facilities would tie into the current septic system at the Community Room. Mr. Fitzgibbon stated no, due to the size of the temporary facilities. He explained that there would be a holding tank and it would be pumped out. Member Roper had concerns regarding the temporary parking lot once the temporary facilities are removed. Mr. Fitzgibbon stated that the Town Council would need to decide what happens with the parking. He also stated that once the temporary facilities are approved, the surrounding neighbors will be notified. Member Withers stated that due to his involvement with this project, he will abstain from voting. Member Rose made a motion to recommend approval of the temporary site. Member Fleck seconded the motion. All were in favor with Member Withers abstaining.


4. ADJOURN:

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

The meeting adjourned at 6:59pm.



Dorothy Burkhalter, Town Clerk



Frank Chase, Chair