



November 1, 2023

Members Present: Craig Powers (Chair), Donald Brodie (Vice-Chair), Andrew Cairns, Jack Morris, Dana McCloskey, Orland Campbell

Members Absent with Regret:

Others Present: Deborah Towslee (Administrative Officer), Tom Deck (President, Board of Trustees), Thomas Hoffman, Elise Redmond, Jason Jones, Jason Andrick, 5 community members.

**Call to Order:** 10:00:32 AM by Chairman Powers.

**Changes to Agenda:** None.

**Motion: To approve minutes of the Regular Meeting of the Development Review Board (DRB) Wednesday, September 6, 2023.** Made by Mr. Campbell, second by Mr. Morris. Approved unanimously 10:00:51 AM.

Zoning Permit Applications:

1. Bordiuk Residence – 2023-29
  - a. 2668 Main Street
    - i. New residential construction – pool, hot tub, patio, and pavilion

Jason Jones and Jason Andrick presented the project. Mr. Andrick summarized the project located in the rear of the property. Mr. Campbell questioned the setback designation on the drawing provided. Although the property line and the setback line are identified on the rendering, the designated distance was not identified. Mr. Morris asked Mr. Jones and Mr. Andrick what the zoning setback requirement was for the property, but Mr. Andrick was unaware, he stated. Mr. Powers asked for renderings of the pool house. Mr. Jones indicated affirmatively that he had additional drawings that he could provide for the members. After deliberating collaboratively about the side setback not visible in the drawing provided, Mr. Brodie asked that the drawing be modified to include the property line and setback distance. Mr. Morris expressed disappointment with the information as presented; he asked if the 50' foot side setback requirement be indicated on the drawing. Mr. Andrick noted minor changes to the location as presented of the hot tub and screening for equipment. Questions were asked about the pavilion structure, and Mr. Andrick noted that the structure is not an enclosed structure but rather 3-sided. Chairman Powers offered that a condition be placed on approving the application after confirming the setback requirements were met. Mr. Campbell expressed dissatisfaction with the project as presented. Mr. Campbell asked to see a drawing of the shelter, the location of the shower, a better drawing including the setbacks and adjoining properties, and a picture of the hot tub. Mr. Campbell noted that the permit could be approved conditioned upon providing the members with the additional information requested, but he would rather table the application. Mr. Brodie recommended tabling the decision until the next Regular Meeting of the DRB. Chairman Powers motioned to table the permit application until the DRB meets again in December, second by Mr. Morris. Agreed unanimously 10:27:27 AM.

2. Redmond Residence – 2023-30
  - a. 57 Taconic Road
    - i. Residential construction – demolition primary structure

Mrs. Redmond presented the project. It was going to be an expensive undertaking to restore the home, she began. After consulting with contractors, the cost to restore the property is cost prohibitive. After contacting the state, Mrs. Redmond learned that the property was not historic, and the state advised that there were no restrictions on removing the structure. She stated that the future may afford an opportunity to rebuild, but not immediately. Mrs. Redmond contacted Habitat for Humanity to donate windows and doors. She worked with Tom Hopkins. The structure is down to studs, the plaster is removed, and no significant woodwork remains, Mr. Hoffman advised. After significant deliberation and public questions and comments, Mr. Campbell noted that the structure is within the historic corridor and therefore cannot be torn down.

**Motion: To deny zoning permit number 2023-30.** Made by Mr. Campbell, second by Mr. Morris. Agreed unanimously.

Respectfully submitted,  
Deborah Towslee, Administrative Officer