



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

February 15, 2007
Chihak

Present: Acting Chairman John Chihak, Commissioners Gordon Roberts, Karen Scott, Jake Donoghue, Dennis Casey

Guests: Town Planner Mona Green, Steve Hauck

Deputy Town Clerk: Betsy Donworth

Acting Chairman Chihak called the meeting to order.

Zoning Code Modifications:

Commissioners discussed the zoning code modifications that were approved at the February Town Council meeting. Changes will 1) allow eaves and smaller chimneys to extend into the setback up to eighteen inches and 2) treat the gross floor area of basement garages in the same manner as basement living space. Sixteen residents appeared at the hearing to comment on the proposed amendments, ten others submitted comments in writing prior to the hearing via e-mail, and five left oral comments by telephone. The Council spent a considerable amount of time discussing the merits and drawbacks of the proposed changes. Several members of the Council noted that even though a large number of residents stated opposition to the changes, the Council voted in an informed manner that will benefit the Town as a whole.

Reconstruction/Remodel:

Commissioners discussed revising the distinction between remodel/reconstruction in the Town Zoning Code in light of current economic conditions. Town Planner Mona Green will research how different jurisdictions in the area deal with this issue in their codes, and bring this information to the next Planning Commission meeting.

Adjourn: Acting Chairman Chihak adjourned the meeting.

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk