

GLA Project Review Committee Meeting Minutes

Wednesday Oct. 9, 2024

Committee members present: John Carp, Doug Gill, Jack Sutton, Phil Pickens

Committee members absent: Scott Stomieroski

Landowners' phone-in: Neil and Linda Kremer, Claudette Dirkers, Elizabeth Mordensky

Meeting called to order by John at 7:08 pm.

1. Kremer SG-57 subdivision application. Discussion on the complex history of the Kremer subdivision of his previous three parcels, which are now one. A previous 2017 Board approved a boundary adjustment which in effect created three dwellings on one parcel. The Kremers' current subdivision plan will create three parcels, each with one dwelling. Although there were questions on the appropriateness of the 2017 Board's decision to approve the subdivision, it was agreed that it was a done deal, and is not a compliance issue that affects the current subdivision application. Doug motioned and Jack seconded to approve the subdivision application, that changes one parcel into three, each with one dwelling. Motion passed unanimously.
2. Mordensky NG-29A dwelling application. Review of application for residence and driveway at the corner of Capricorn and Venus. The application is complete and in compliance with all setback guidelines. Doug motioned and John seconded to approve. Fees appear correct. Jack and Doug will inspect the property next week. Motion passed unanimously.
3. Sweeney NG- 44C addition application. Mr. Sweeney had completed a small room in addition to his mobile in 2022 without an application. He thought room additions under 100 sq. ft. did not require an application. The committee found that he still has to file the preliminary app form and pay the \$250 late fee to return to good standing. John will inform him.
4. Everett SG - 33E dwelling application. Review of Everett application for residence and driveway. Jack and Doug visited the property and found all setbacks in compliance. Jack motioned and Doug seconded to approve the application, with the condition that the current older septic that was used for a mobile home that has been removed be reviewed as suitable for the new dwelling. Everetts will report back on this. Motion passed unanimously.
5. Garner Sg 64 B Driveway app. Adam Ganer has an app for a long driveway that runs through his neighbors parcel. Phil Pickens communicated with Adam and Adam told him that he has an easement agreement with the neighbor. The committee recommended Phil communicate with Adam again to show documentation of the easement along with confirmation by the neighbor, Chuck Tanner. Once that is done the application will be approved. Mr. Garner also overpaid his application by \$95, he will be due a refund.
6. Discussion with Claudette on finishing up outstanding final inspections and bond refunds. Jack will help on this and both Jack and Doug will conduct final inspection on approved properties next week.

Meeting adjourned at 8:33 pm

John Carp, PRC Chair

