

GLA Project Review Committee Meeting Minutes Wednesday April. 3, 2024

Committee members present: John Carp, Scott Stomieroski, Doug Gill, Jack Sutton,

Committee members absent: none

Landowners' phone-in: Board members Claudette Dirkers and Tim Brockett; Newman Brozovsky

Meeting called to order by John at 7:03 pm.

1. Review pending dried-in projects: Three projects in North are close to dried-in status: McCann NG 35-B, Tepper NG 23-C and Grindstaff NG 23-A. They have not reached dried-in status yet.
2. Nick Rendlemen, NG-68, installed a septic and driveway to their guest house without filing for GLA applications. Doug to speak with them. It may be they were relying on their contractor to submit the apps.
3. Scott Wheeler NG 37-D. Cargo container project update; review new project applications: Scott has removed the ramp plan and is now applying for a pit with a shed over it as shelter access. Committee will request the following from Scott: That he become current with all his application fees and forms; that he provides agreement docs from the north neighbor approving variance of shed and retaining wall location, and viewshed; that he provide an elevation drawing for the retaining wall; that that he indicate if the shed will be temporary or permanent; that he provide a date for moving the third cargo container, with the understanding that no projects may proceed before the cc is moved. John to send him an email indicating all the above.
4. Windorski SG-44 subdivision application review. Darryl Windorski had applied for a subdivision review in Sept 2022. He recently completed his family conveyance subdivision application with the County, and it was approved. But he has yet to be approved by the GLA for the subdivision and he is hesitant to allow the GLA do a final inspection for the subdivision layout. Tim Brockett has agreed to communicate with Darryl on the matter to resolve any misunderstandings so that Darryl may allow subdivision approval by the GLA. He will need to do this before any other projects are approved.
5. Construction Bonds refund update: John expressed his frustration regarding the confusing process for computing and refunding construction bonds. The committee agreed the process needs to be handled more efficiently, not just the bonds issue but the entire Project Review process. Tim has been working on a computer program that will calculate bonds, keep track of all LO database info, and allow for GLA website changes. Doug motioned to approve the use of the program and to have Tim oversee updating the backlog of unpaid bond refunds. Jack Seconded. Motion approved unanimously. The committee was very grateful that Tim will take on this arduous task.
6. Update on other miscellaneous project review items: Rantalo NG-37 has a drive that has to be checked for boundary issues. Sweeney NG 33 has to be checked for dwelling issues. Curry SG-79 has to be checked for bond refunds. Letters of inquiry will be sent. John to follow up with Jaylyn on PRC website doc updates.
7. Saunders property, NG 61-B, has commenced a building project without any GLA applications. The board will send a cease-and desist letter to them, indicating they must file all relevant applications with appropriate fees and late fee. John to write letter for committee approval first.

8. Brozovsky garage application, NG 36-D. The committee reviewed his application and spoke with him during the review. He is applying for a variance on the garage location setback. He recently changed the garage from one level to two, to allow for a workshop on the upper level. Before approval, the committee requests updated approvals from his neighbors, more photos, and an onsite meeting with another committee or board member to review the setbacks. John to meet with Jewel Wiczorek, board member, at the site and provide photos.
9. Review payment language for project application fee calculations. Item tabled for future review.

Meeting adjourned at 10:00 pm
John Carp, PRC Road Chair