

MINUTES OF A MEETING OF THE PLANNING COMMISSION
TUESDAY, MARCH 1, 2023

PRESENT: Chairman David Parmelee, Vice Chairman Rick Byrd, Doug Moore, Steve Jamison, Scott Shippey, Anita Colliere, Riccardo Aiello, and Mayor and Council Liaison Eric Kitchen

Staff Member: Reiley Stanley, Town Planner

Citizens: David Bell, Henry Reeder, David Douglas, Ron Clipp, Anita Swigert, Ron Biddle (Triad Engineer), Monica Pacheco (Owner of 50 St Paul Street)

PRESIDING: Chairman Parmelee called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

Chairman Parmelee declared the Regular meeting minutes of the January 24, 2023.

DISCUSSION

NEW BUSINESS

OLD BUSINESS

50 St Paul Street

Engineer of Record Ronnie Biddle was present to give a presentation on the project. He began by explaining how the Forest Conservation Area was created and what Washington County looked for. There will be signage depicting forest signs and there is an inspection period of 2 years that will need to be looked at by the County. He stated that there are 5 lots, 1 existing and they are creating 4 more.

Existing Lot 1 has lot frontage and will use the existing driveway. It will be improved from the ending point to the new lots that will be developed. Lot 2 will own the access easement, it is not in place at the moment, it will be a new easement. It is all located on Lot 2's property.

He states Lot 4&5 will have frontage on Lakin Ave Extended. He states utilities are an issue to get to the properties in the rear so that is where the easement between the existing neighbor homes come in, all utilities will be underground there.

Chairman Parmelee asked about ownership of the property, Mr. Biddle stated that Pacheco Associates owns the entire property as is for the past 2-3 years.

There is no easement between neighbors now, it is just outright owned by the subject property. Chairman Parmelee asked if there is any impact on the neighbors? Mr. Biddle said there are no areas of this project that cross boundary lines.

Vice Chairman Byrd stated that Lakin Ave Extended is more of an alleyway and the County paved the road about 2 years ago to help water flow.

Town Planner Stanley states that as long as they stay on their property and do not cross into the neighbor's yards, then there is no ordinance that can stop that.

Mayor and Council Liaison Eric Kitchen asked who has been moving the strip of land between 54&56 St Paul Street, and Ms. Anita Swigert stated that both neighbors have been, but she is aware that 50 St Paul Street owns that property.

Mr. Biddle stated that he will have to take care of all grading issues with the County before they can submit anything to the Town for building.

Chairman Parmelee opens the floor for public comment. Ms. Swigert is the first citizen to speak, she brings up a project completion guarantee? She wants to see the Town have something in writing for a date that the project will be completed because of the shape the house that is currently there is in. She is concerned of the animals and mess that stands.

The owner of 50 St Paul Street states that he has been working on the property and has been facing a financial burden which is why it has taken much longer.

Town Planner Stanley states that she has contacted the Washington County inspector due to the code enforcement cases, she was told that once they schedule an inspection, it renews itself for 6 months.

Ms. Swigert states that she is nervous about water runoff and how it is going to affect neighboring properties from stormwater. Chairman Parmelee states they will have to fix anything they affect, and Vice Chairman Byrd says that this property is not going to be held liable for the situation that is occurring off their property.

Property owner Monica Pacheco explains that this project may not take off for a few years due to financial reasons and could sit the way it is. There is no plan to build any of the lots and they could come all at once or they could come individually.

Mayor and Council Liaison Eric Kitchen asks Mr. Clipp where the public water and sewer stops and if he is on it? Mr. Clipp says he is on it but the water pressure is not good. He also asks the owners if they have approached the Town for sewer and water taps? She says that she is aware there are some available. Vice Chairman Byrd states that it is first come first serve for taps and that they may not be available when they are ready to build. Ms. Pacheco says she understands that COVID has pushed everything back with their development over a few years.

Citizen David Bell asks what the Planning Commission role is? Chairman Parmelee states this is the first time that they have heard firsthand of what the plan is with easements. They are not changing zoning or ordinances which we have to look at in the black and white code and this meets the ordinances. Mr. Bell says they are only responsible for what happens to their property for their stormwater? Chairman Parmelee states that's correct and Mr. Bell reads a section from the Land Subdivision Code. Town Planner Stanley explains that no matter what Washington County will review the stormwater and make sure it is not affecting any other properties.

Ms. Pacheco states the next steps for her are just getting the subdivision approved through the Planning Commission and then finishing up the current home.

PLANNING & ZONING UPDATES

Town Planner Stanley updates on Dunkin' Donuts building permit is with Washington County. She states that the Town will begin contacting Fox Gap about their defaults.

Chairmember Doug Moore gave the Commission notice that he will be stepping down from the Planning Commission come May 2023.

CITIZEN'S COMMENTS

COMMISSION MEMBER COMMENT

ADJOURNMENT

Chairman Parmelee declared the meeting adjourned at 7:57 pm.

Respectfully submitted,

Reiley Stanley
Town Planner