

Zoning Planning Development Committee Meeting Minutes

Monday, April 1st, 2019

The meeting was called to order at 7:01PM

Committee Members Attending: Nick Morganelli (Chair), Andrew Surprise, Matthew Emmershly (arrived at 7:07PM)

Committee Members Absent: None

Others in Attendance: Councilors Babinski, City Planner Jay Vinskey, Planning Board Member Rich Salois, Flood Control Chairman Al Giguere, Rich Roy

Suspension of Meeting:

- Councilor Surprise Motion
- Councilor Morganelli 2nd
- 2-0 Approve

Councilor Morganelli reconvened the meeting at 7:10PM

ITEM 1

Recording of Meeting?

Councilor Morganelli asked if any individuals present were recording or live streaming the meeting on social media by video or audio device.

- No one was Recording

ITEM 2

Approval of Minutes from previous meeting.

- Councilor Surprise Motion to Approve
- Councilor Emmershly 2nd
- 3-0 Approve

Public Participation:

Rich Roy:

Wants to know if there is a Statute of Limitations on Building Code?

Said 1999 Building Commissioner advised there was no SoL on Building Code

Requests City Council sue city and contractors for neglect for issues with his home due to code violation notices by Building Inspector.

Submitted note for the record.

Councilor Surprise advised note will be submitted to City Clerk to be placed on file.

ITEM 3

Flag Lots

756 North Rd. (Grandfathered before 1987 with 51 feet of frontage.

Wants to split Flag Lot to 25 feet of frontage each

Salois:

Grandfathered Flag Lots for 1 house

No Common Driveways

No Multiple Homes

No Reduction of Frontage

Emmershly:



Do curb cut regulations exist?
Approach angle
Access to emergency vehicles
40 feet may be too small of frontage for these issues

Salois:
Would not reduce frontage to 40 or lower

Morganelli:
Section 5-120.2

Review of Part 1 of proposed Flag Lot language

Surprise:
Why opposition to new flag lots?

Salois:
Because it allows creation of developments without creating subdivision and roads.

Babinski:
May be buyer beware for people that purchased land with thought of development as flag lot.
Regarding existing Flag Lots, why were zoning rules changed to disallow flag lots?

Morganelli:
Section 5-120.1
Review of Part 2 of proposed Flag Lot language
No Issues
Councilor Emmershy Motion to Approve Language
Councilor Surprise 2nd
3-0 Yes

Morganelli:
Review of Part 3 of proposed Flag Lot language
No Issues
Councilor Emmershy Motion for Flag Lots allowed if 50% of land is used as wildlife/open space
Councilor Surprise 2nd
3-0 Yes

Review of Part 4 of proposed Flag Lot language
Dimensional Requirements
No Issues
Councilor Surprise Motion for Frontage 40 ft. per lot for both common and non-shared driveways
Councilor Emmershy 2nd
3-0 Yes

Morganelli:
Section 5-110.1
Common Driveways (not just pertaining to Flag Lots)
Will be addressed at a later time
Councilor Emmershy Motion to keep in Committee to address as a separate zoning ordinance
Council Surprise 2nd
3-0 Yes

Number of Residences per Flag Lot
Motion of Councilor Emmershy to Remain in Committee
Councilor Surprise 2nd
3-0 Yes

ITEM 4

Comprehensive Review of the Application Process

Emmershy:

Discussion of feedback from Robin Johnson, Amherst Process Sign Offs, Easthampton Process Sign Offs

Emmershy:

Advised that Board of Health Dir. Joe Rouse advised:

- Munis updates needed
- Alerts for Permits
- Departments Don't respond to Permits at all

Jay Vinsky:

Permits go out to departments, boards, commissions

- Not many organizations ever reply or provide input

Al Giguere:

Flood Insurance

- Flood Plain should go Building Inspector by Ordinance
- Conservation for Flood Plain issues
- Flood Control has no staff and no access to Munis

Jay Vinsky:

Notifications go to departments, Boards, and Commissions

Need a sign off, and follow up if not signed off by Building Department

Giguere:

Sometimes notified by Conservation Commission, or Councilors

Surprise:

That's what we want to avoid, we need a standard process, signoffs by departments need to get done, and followed up by Building Inspector.

Emmershy:

Does Munis work for you?

Vinsky:

It's not the greatest system

Morganelli:

Addressing the communication issue, not the system used

Surprise:

If changing the system for certain departments, will cause communications issues with other departments in the city.

Vinsky:

Explained steps of the permit application process.

Giguere:

Planning Zoning
Flood Plain Management District regulations
Required by FEMA for RFIB Flood Insurance
3-160

Vinskey:
Flow Chart online for people filing for permits

Surprise:
That flow chart needs to be given to applicants.

Councilor Surprise Motion to Remain in Committee
Emmershy: 2nd
3-0 Yes

Councilor Emmershy Motion to Adjourn
Councilor Surprise 2nd
3-0 Yes
Adjourned 8:47PM