

Village of Bloomfield Planning Board Meeting June 13, 2019

Planning Board members present: Chairman Ken Martin, Sharol Nixon, Estelle Hall

Absent: Nikki Every and Tom Kugris.

Others Present: Kimberly Rayburn (Secretary), Mark Falsone (Mayor), Jim Kier (Building & Zoning)

The meeting was opened with the pledge 6:30 pm

- I. **Review BV2-19** for Owner Shawn Flattery property located at 29 Main Street has applied for an expansion to a non-conforming structure that currently does not meet today's setback regulations for a principal structure. A ten (10) foot hallway and a twenty by twenty (20 x 20) foot addition onto the rear westside of single family (sf) home.
 - **Article VI Sections 602, 603, 604 (603 B.) Expansion of nonconforming uses and/or structures** *The expansion of a nonconforming use or structure hereunder shall be subject to approval by the Zoning Board of Appeals and each case shall be considered on an individual basis.*
 - Martin began by informing the Board that they will be forwarding on this review to the Zoning Board of Appeals for a decision with their advisory opinion. He also read the criteria for basing a decision, the Board reviewed those.
 - Hall stated the addition is not in the front but to the rear and it is not encroaching on the side setback, therefore they are not adding to the non-conformance. Martin feels that screening and parking are not an issue as this is part of the residence, the Board agreed. Nixon has no further comments or concerns.

Planning Board Decision:

Martin made a motion and Nixon seconded the motion to forward a positive review to the ZBA for #BV2-19 Owner Shawn Flattery property located at 29 Main Street for an expansion to a non-conforming structure that currently does not meet today's setback regulations for a principal structure. A ten (10) foot hallway and a twenty by twenty (20 x 20) foot addition onto the rear westside of single family (sf) home.

Whereas:

1. As noted in the above minutes, the proposal does not add to the non-conformance, is residential in nature and does not encroach on the side setback.

Record of vote:

Martin Aye

Nixon Aye

Hall Aye

All Board members present voted Aye, vote was carried unanimously.

IV. Minutes: Minutes of March 14, 2019

- Martin made a motion and Hall seconded the motion to approve the minutes 4/14/2019

- All board members present voted Aye, Vote was carried unanimously.

VI. Meeting Adjourned:

Nixon made a motion and Hall seconded the motion to close the meeting @ 7:41 pm.
All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary