**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 meets todays set back regulations for a principle 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 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 meets todays set back regulations for a principle 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