

Newcomb Community Center

Remote participation was available via ZOOM

MINUTES

1. Call to Order: Chairperson Ed Pianalto called the meeting to order at 7:00 pm. Zoning Board members Ed Herman and Jesse Garetson were present. Zoning Board member Rodger Lull was present via Zoom. Minutes taken by Clerk Sara Gibb.

2. Public Comments: None

3. NEW BUSINESS:

- Discuss and vote to approve minutes of the 3/10/2025 Zoning Board Meeting.

Motion by Zoning Board member Ed Herman: Approve the minutes. Seconded by Zoning Board member Jesse Garetson. Motion carried 4-0.

- Discuss with possible action: Confirm that a building permit for 100 Main Street complies with Zoning Code regulations and required setbacks

Building Inspector Tom Gibb conferred with the property owner regarding setbacks. He did not see any boundary issues. He did question the setback to the soil treatment area. The building will have no crawl space or footing drains, which allows it to be closer to the soil treatment area. He asked what the expectation is for the building inspector in the case of a building that is relocated. Both buildings that will be moved down to 100 Main Street will be in close proximity to the OWTS. Mr. Schellenberg confirmed that he would be hooking into that system. Building Inspector Tom Gibb stated that Sara Bergstrom would need to confirm that the system will suffice as designed. It is required when the plan changes. In this case, the plan has changed from a 3-bedroom residence to public buildings. Mr. Schellenberg stated that the Depot will have a crawl space, but it will be 20 feet away. The porch will be within 12 feet away from the leach field, but it does not have a crawl space. Mr. Schellenberg stated that Sara Bergstrom has already reviewed the proposal for updated flows.

Zoning Board chairperson Ed Pianalto stated that with the new plans, the Depot porch would sit at a zero foot setback from Main Street. The proposed bunkhouse on the back will meet the 5 foot setback from Old Main Street.

Zoning Board member Rodger Lull asked if Mr. Schellenberg has considered all the options in moving the structure. He stated that the Town can grant Mr. Schellenberg permission to use the Depot for a specific purpose in its current location. It wouldn't require a zoning change to do this. Has he determined that all this would fail? Is that why he's moving to 100 Main? Chairperson Ed Pianalto stated that a zoning change request failed. The conditional uses in the Zoning Code do not apply to the Depot. Zoning Board member Rodger Lull would like to work with the property owner and the Town. Mr. Schellenberg stated that after the failed zoning change, he was left with the response that "this will never get rezoned." After hearing that he gave up and planned to move the Depot. He was also told that he couldn't do a conditional use.

Zoning Board chairperson Ed Pianalto stated that the matter at hand is to review the permit for setbacks. Zoning Board member Jesse Garetson thinks it's sad that the Depot has to move. He thinks

it's bad having an even number of Trustees. He was very upset to find out that moving the ditch wouldn't suffice parking.

Zoning Board member Jesse Garetson asked if there was another route for appeal. Chairperson Ed Pianalto stated that he understood district court to be the appeal option.

Motion by Zoning Board member Jesse Garetson: Approve the building permit as submitted as it complies with the Zoning Code. Seconded by Zoning Board member Ed Herman. Motion carried 4-0.

Zoning Board member Rodger Lull commented that there will be a lot of snow pushed off highway 76 onto this building.

Zoning Board chairperson Ed Pianalto stated that Building Inspector Tom Gibb should inspect the footers and the building once it's set.

Public comments: None

- Discuss with possible action on Zoning Code proposal revisions:
 - Identify items to be sent to Town Attorney for clarification
 - Review proposed Inspection Checklists

Zoning Board chairperson Ed Pianalto has updated the checklists. He would like to get Phil Duetsch's input before they are finalized. Zoning Board member Jesse Garetson asked about the building permit with regard to the well and OWTS. Zoning Board chairperson Ed Pianalto stated that these things are spelled out in the Zoning Code. He wanted to just talk about the inspection checklists this evening. There was discussion about each of the checklists.

Zoning Board member Rodger Lull made several comments but could not be understood due to microphone or technical difficulties.

There was discussion about the need for inspection checklists. There was discussion about engineered plans. There was discussion about adding snow load requirements.

Zoning Board chairperson Ed Pianalto will confer with Phil Duetsch and this item will be addressed at the next Zoning Board meeting.

- Review Zoning Code Revisions
The only things remaining were the inspection checklists.

4. OLD BUSINESS:

- Discuss updates to the Building Permit spreadsheet and review any new permits or closed permits, along with permits that are beyond 2 years old that require an update letter from the property owner.

No Updates in March from Building Inspector Report – Confirmed by Building Inspector Tom Gibb.

5. ADJOURN: Motion by Zoning Board Member Ed Herman: Adjourn. Seconded by Zoning Board chairperson Ed Pianalto. Motion carried 4-0.