

Newcomb Community Center

Remote participation via ZOOM please use Meeting ID: **373 281 9188**

MINUTES

1. Call to Order: Chairperson Ed Pianalto called the meeting to order at 7:14pm. Zoning Board members Rodger Lull, Ed Herman and Jesse Garetson were present. Minutes taken by Clerk Sara Gibb.

2. Public Comments:

3. NEW BUSINESS:

- Discuss and vote to approve minutes of the 9/9/2024 Zoning Board Meeting.

Clerk Sara Gibb failed to send the minutes for review, so they will be reviewed and approved at the next meeting.

- Discuss and possible action on Zoning Board Complaint for Debris Fence at 428 State Street.

A Zoning complaint form came in on October 9th with a suspected Zoning violation for a debris fence at 428 State. Complainant Sara Gibb stated that Mr. Varnell moved his debris off the road 3-4 feet, therefore she and Josiah would like to withdraw their complaint.

- Discuss and possible action on Zoning Code proposal revisions:
 - Verbiage of Demolition Permit

Zoning Board Chairperson Ed Pianalto stated that the State requires a demolition permit. The Town can have its own demolition permit, or simply require the State demolition permit.

Zoning Board member Jesse Garetson stated that each of the proposals have some merit. They have the commonality of the State permit requirement. Some address nuisances such as trash and smoke. He thought modification would be necessary to meet the Town's needs.

Zoning Board member Rodger Lull stated that there probably wouldn't be much to change since they are all based on the State requirements.

Zoning Board Chairperson Ed Pianalto discussed the Gunnison County and Durango permits. Neither require anything in addition to the State permit and notification of demolition and asbestos abatement. Copies of all State-required permits must be submitted to Gunnison County and Durango. There is a paper trail to notify that the State permit was obtained. It's up to this Board if a separate permit should be required or if this should be discussed in the Zoning Code.

Zoning Board member Ed Herman asked if it would be redundant to have a Town permit in addition to the State permit.

Zoning Board member Jesse Garetson stated that he is concerned about smoke, trash, and DigSafe. Any competent person would want to cover those bases. He wonders about the time frame for completing the demolition. He would like to have it addressed in the Zoning Code that when a building over 120 square feet is destroyed, a demolition permit must be obtained from the State. Let the State take care of the abatement problems.

Zoning Board Chairperson Ed Pianalto asked if the Board wanted to add verbiage to the Zoning Code that a State permit is required. There was discussion about the State's requirements for asbestos inspection and removal.

Building Inspector Tom Gibb stated that individuals licensed to remove asbestos must remove the hazardous material. They are not required to complete the entire demolition.

Motion that Pitkin requires only the State permit for the demolition of a structure and that this requirement be listed in the Zoning Code under the Building Permit section made by Zoning Board member Jesse Garetson. Seconded by Zoning Board member Ed Herman. Motion carried 4-0.

Zoning Board Chairperson Ed Pianalto asked if the Zoning Board wanted to use Gunnison County's verbiage within the Town Zoning Code.

Public comments: Todd Adams, Bob Taylor

- Review, discuss, and possible action on next steps for proposed updated Zoning Code Revisions.

Zoning Board Chairperson stated that all bullet points/revisions have been discussed thus far. Zoning Board member Jesse Garetson stated that the Zoning Board has not yet received attorney input on several sections. Zoning Board Chairperson suggests reviewing the entire packet of revisions and forms and deciding at that time if the Town attorney should be consulted.

Clerk Sara Gibb to create packet and send to Zoning Board members for next meeting.

4. OLD BUSINESS:

- Discuss updates to the Building Permit spreadsheet and update OWTS Data 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.

There were several permits issued in September. Zoning Board Chairperson Ed Pianalto thinks some permits are completed but will wait to confirm with Building Inspector Tom Gibb.

Zoning Board member Jesse Garetson asked several questions about work he has observed around Town.

Zoning Board member Ed Pianalto stated that the Zoning Board has received a letter from Molly Siegert.

Zoning Board member Jesse Garetson asked about Dan Hoffelder's container. Clerk Sara Gibb confirmed that the permit had been paid for and granted.

Public comments: Bob Taylor

- 5. ADJOURN: Motion to adjourn made by Zoning Board member Ed Herman. Seconded by Zoning Board member Rodger Lull. Motion carried 4-0. Meeting adjourned at 7:55pm.**