

Town of Inlet
Planning Board
July 29, 2020

Members Present:

David Scranton, Chair
Amanda Miller, Vice Chair
Bruce O'Hara, Regular Member
Lynn Durkin, Regular Member
Linda Raymond, Regular Member
Dennis Hudson, Alternate Member

Also Present:

Aimee VanWie, Codes Enforcement Officer
Ray Kopp, Zoning Board of Appeals Chair
Alice & Jim Bradfield
Ed Abounder

Members Absent:

Greg Clark, Alternate Member

The meeting was called to order at 7:05 p.m.

Maps

Ed Abounder presented the board with a map depicting a lot line adjustment on his property. After review by the board, and after confirming all property owners involved were aware of and in agreement of the adjustment, the map was stamped by Planning Board Chair Dave Scranton.

Alice & Jim Bradfield presented the board with a map depicting a lot line adjustment on their property. After review by the board, and after confirming all property owners involved were aware of and in agreement of the adjustment, the map was stamped by Planning Board Chair Dave Scranton.

Minutes

On a motion offered by Bruce O'Hara, seconded by Linda Raymond, the June 24, 2020 minutes were approved, all in favor.

Correspondence

Dave Scranton shared a letter from the Hamilton County Clerk stating a map had been filed with this board's stamp.

Fern Park

Lynn Durkin stated that the Fern Park Committee hopes to begin meeting again in September.

Codes & Zoning

Aimee VanWie stated that her office continues to be busy. There were brief discussions about some projects and new construction in town. The codes enforcement officer's report can be found online at www.townofinlet.org.

Towers

Ray Kopp shared information from a Zoning Board of Appeals meeting that took place recently to review an application for construction of a cell tower in the Town of Inlet. A lengthy discussion followed during which it was noted that contrary to Verizon's claims, there are other locations that have been approached over the years as possible tower sites. Some concerns being addressed by the ZBA and the APA include restricted use of the church parking lot during construction, the tower height being so low that multiple towers will be needed, being able to see the tower, and the possible need to make it taller as trees grow. Ray stated that the APA will not consider the application complete until it has been approved or denied by the ZBA. The ZBA's next meeting will be August 27 at 7:00 p.m.

Codes and Zoning Update

The board reviewed and discussed at length the suggested updates to the Town of Inlet's Codes & Zoning. Dave stated that he has been in contact with Herb Cully of Calli Calli & Cully about reviewing the proposed updates when they are ready.

The board discussed ONT System Inspections during purchases. Discussion included possibly adding language to the town's ordinance that would require the seller to make the buyer aware that one will be needed or possibly make the seller responsible prior to the sale.

The board also discussed the short-term rental of dwellings. Currently, the Town requires those in R-1 districts to obtain a permit before renting short-term. Discussion included changing this to a local law with a permit required in all districts for short-term rentals that are not currently monitored by the Department of Health.

There was a brief discussion about noise. While the Town of Inlet does not have a noise ordinance, Chapter 113 of the Town of Inlet's Code states, "The Town of Inlet enforces L.L. No. 4-1988, Noise, as amended, of Hamilton County." This law can be found here - <https://www.hamiltoncounty.com/sites/default/files/Local%20Laws/1988%20-%20Local%20Law%204%20of%201988.pdf>.

All business having come before this board, the meeting adjourned at 8:00 p.m. with a motion offered by Amanda Miller, seconded by Bruce O'Hara.

Respectfully submitted,

Adele M. Burnett