

**Rockville Planning Commission
Special Meeting
Rockville Community Center, Town Hall
November 22, 2019 – 3:00 pm**

1. **CALL TO ORDER – ROLL CALL:** Planning Commission Chair Joyce Hamilton called the meeting to order at 3:00 p.m. The following members of the Rockville Planning Commission were present: Linda Brinkley and Jane Brennan. Cheryl McGovern and Bergen Meyer were excused. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **DECLARATION OF A CONFLICT OF INTEREST:** Chair Hamilton inquired if anyone had a conflict of interest with any agenda item; none were declared.
3. **PUBLIC COMMENT:** No public comment was made.
4. **CONSIDERATION AND POSSIBLE APPROVAL OF AN APPLICATION FOR A BUILDING PERMIT FOR A ROOM ADDITION AT 197 E. MAIN STREET BY GAY BALLARD - MIKE BROOKS:** Mike explained that Gay called him over to the house three days ago and said she just needed an outlet moved. She looked a little distraught. When Mike asked what was wrong, she said she had guys scheduled to help with the project, but they backed out on her. Mike received a call from Clerk Bell informing him that the work is not permitted.

Jane Brennan said she was the one, when Kevin and Todd were enclosing the patio – because I'm feeding my horses right next door, I told Todd that he was enlarging the footprint of the living area, so he would need to get a permit. Todd said okay and asked if he could just wall it in so it's not exposed to the weather, and then he would apply for a permit. Jane said it's been enclosed and out of the weather for about two years.

Chair Hamilton said we've discussed much of this, but just to put it on the record, we're enclosing a patio. We're not changing the roof line, the footings, or the patio. Jane said it doesn't encroach on any setbacks that the patio footprint was already there. Chair Hamilton said we're assuming there are footings in place because there were 6x6 posts there at the end of the roof line. Mike agreed, nothing structural has changed in any way. Mike did scratch a round and he believes there is a footing. Jane said Todd raised up the platform of the patio to bring it level with the office in the back. Mike said he tied into the existing rim joists on the house with 2x12 lumber, on 16" centers, which is overkill. It's stronger than the house.

Jane said she understood there was some controversy over whether this needed to be permitted or not. But since this extends the footprint of the house, that's where we're required to get a permit. In this difficult situation, we want to say we've done everything we can to make it as easy as possible. This is not an easy thing. This is not an easy time. And we grieve also. Mike said the Commissioners have a tough job, but rules are rules.

Chair Hamilton said one of the Commissioners indicated she was concerned there was no square footage indicated on the drawing. Mike wrote 321 square feet on the drawing. Another concern raised was there was no licensed plumber or electrician given. Chair Hamilton recapped how she discussed this with Mike earlier in the day and it was determined that Mike can do minor electrical and plumbing repairs.

Mike said he repaired the 220 electrical line because it was a hazardous nightmare. It was soldered with a soldering gun. A bare wire was in there and it was touching a metal box. Mike shut the power down, took the box out and put a plastic one in, then re-wired it and grounded it and now the light came on to confirm it is all wired correctly.

There is no new plumbing. And only minor electrical and troubleshooting and repair of electrical. The contractor insulated and foamed around all the windows and doors too. Mike suspects the owner will blow insulation into the attic to make it a bit more economical. One of the doors is an exit from the room to the outside. The other one goes to the basement and the third door goes to a bedroom on the main level.

Mike apologized for getting in the middle of this situation. Chair Hamilton assured him no one could have known the situation (i.e., that Todd had not obtained a building permit).

Chair Hamilton made the motion that whereas the application for a building permit for a home remodel submitted by Gay Ballard is complete in that the Planning Commissioners agree that since there was no addition, no major structural or mechanical work, and the foundation and roof were in place, grandfathered in and not changing, the Commissioners agreed that certain requirements of a building permit would be waived, such as site plan, an elevation plan, a benchmark and other items deemed to be unnecessary given that this is essentially a remodel of an existing structure and not a new construction or addition. Whereas the application for a building permit submitted by Gay Ballard does not conflict with the General Plan, nor the Land Use Code and whereas the construction was started without a building permit and work ceased when it was determined a building permit would be required until such time as another family member began to complete the construction, now therefore Chair Hamilton **MOVED** to approve the building permit application and instruct the Town Clerk to charge double the building permit fee to discourage others from beginning construction projects without first approaching town officials and obtaining the proper permits.

Jane Brennan clarified that this is an addition. It's not an addition to the footprint as far as the actual setbacks go, but it is an addition to the livable space. Chair Hamilton agreed it is an addition to the livable square footage. And that's why we had to go through a full building permit instead of a special building permit. Jane Brennan asked to amend the motion to state it is not a new construction or addition as to setbacks but is an addition to livable space. Chair Hamilton agreed to the amendment. Linda Brinkley **SECONDED** the amended motion.

VOTE on motion:

Linda Brinkley – Aye
Jane Brennan – Aye
Joyce Hamilton – Aye

The motion passed unanimously.

5. **ADJOURN:** Jane Brennan **MOVED** to adjourn. Linda Brinkley **SECONDED** the motion.

VOTE on motion:

Linda Brinkley – Aye
Jane Brennan – Aye
Joyce Hamilton – Aye

The motion passed unanimously.

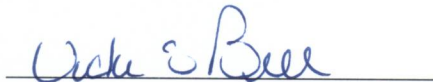
The Planning Commission Meeting adjourned at 3:17 p.m.

Minutes Prepared by:
Joyce Hamilton, Deputy Town Clerk
Town of Rockville

APPROVED:


Joyce Hamilton
Planning Commission Chair/Vice Chair

The foregoing minutes were posted in the cabinet of the Rockville Town Office by Uick & Bell
at approximately 9:24 AM/PM on 15 Jan 2020 and on the Rockville Website.


Uick & Bell

