

PRESENT: Chairman Thimble, Members Blair, Perry, Shamlian, Counsel Spath, and Senior Planner Lyons

ABSENT: Gervais

* The minutes of December 5, 2012 were read and unanimously adopted as revised on a motion by Member Shamlian, seconded by member Blair.

* Mr. Carl Roser, property owner, presented an application to construct an in-ground pool and concrete patio within a protected watercourse buffer area to an unnamed tributary of the Salt Kill. The project is known as the **Roser Property W13-001** and is located at **16 Delta Boulevard**. The notice of public hearing was read aloud by Sr. Counsel Spath. Mr. Roser noted the subdivision was constructed prior to the adoption of the Protected Watercourse ordinance and that his entire property is within the 100 ft. buffer. The area of the proposed pool is 684 sq. ft. and the 5 ft wide patio around the pool is 660 sq. ft. A landscape plan was also submitted that depicted a retaining wall along the northerly and easterly side of the patio up to 18 inches high to minimize the placement of fill into the remainder of the lawn. The patio area is proposed to be graded to the west, away from the protected watercourse, into rain gardens which will act as a bio-filter. A prior variance for a 280 sq. ft. deck off the rear of the home had been granted by the Board in 2007.

The Board noted discrepancies between the site plan and landscape plan which resulted in a 17 ft. difference in the pool setback from the westerly property line. The Board also suggested the pool be turned 90 degrees and maintain the 8 ft. setback from the westerly property line to maintain the maximum setback from the protected watercourse and the pool stairs be shown and details of the rain garden and planting be provided. They also questioned whether pavers with spaces between them could be used to reduce water run-off.

The Board tabled the application on a motion by Member Blair pending submission of an improved site plan implementing the suggestions above. The motion was seconded by Member Perry and unanimously passed.

* Chairman Thimble adjourned the meeting at 9:05 PM.

MJL
G:seamab/minutes/2013

_____(Chairman) _____

