

**SBVD PLANNING BOARD  
MEETING MINUTES  
December 6, 2021**

**PRESENT:** Joel Spiller, Ted Xavier, Robert Gossett, Bob Weisner, Steve Keaney, Larry Deshler, Don Hawkins

**ABSENT:** Bill Howley, Tom Morgan

**MEETING OPENED:**

The Zoom meeting was called to order at 7:00 PM. Joel Spiller led the meeting in the Pledge of Allegiance.

**MEETING MINUTES:**

The minutes from the 7/14/2021 meeting were distributed and reviewed. The minutes were approved by voice vote.

**OLD BUSINESS:**

- **Case 21.03;** two lot subdivision at 207 Atlantic Ave. – No new information on owner’s intent.

**NEW BUSINESS:**

- **O’Keefe / Dunkin expansion:** Bob O’Keefe supplied a set of preliminary drawings to the PB relating to a proposed expansion of his convenience store at the corner of Rt. 286 and Ocean Blvd. Bob asked the board to comment on the initial plan before finalizing his application to the PB. Hawkins reviewed the site plan provided by O’Keefe pointing out the areas of expansion and a few issues with the initial plan. He also went over comments provided by Tom Morgan in his initial review. The PB had a brief discussion of possible issues but decided not to spend too much time on the plan without a formal application.

**The meeting was interrupted by the loss of Zoom Services. The Chairman sent an email to all the participants continuing the meeting to 12/9/2021 at 7:00 PM via Zoom.**

**The meeting was restarted on 12/9/2021 at 7:00 PM on Zoom.**

**PRESENT:** Ted Xavier, Robert Gossett, Don Hawkins, Bob Weisner, Steve Keaney, Joel Spiller, Bill Howley

**ABSENT:** Tom Morgan, Larry Deshler,

**NEW BUSINESS:**

- **Changes to Zoning for the April 26, 2022 Annual Meeting.** The board had a discussion on possibly raising the maximum height limit on existing homes from 30 feet to 35 feet if the extra height is used to raise the home enough to get the first floor living space out of the flood zone. This could lower the home owner's flood insurance cost by a significant amount. The change in allowed height would only apply to existing homes. New homes should be designed to keep the living spaces above the flood zone. Steve Keaney pointed out if a home owner wanted to do this without a zoning change they could apply to the ZBA for a variance. Steve has not had anyone in the SBVD inquire about raising their home. He thinks people are far more likely to tear down the existing home and build a new home. He also questioned if the flood insurance savings would pay for the cost of raising the home. The board agreed with Steve's points and decided not to pursue any zoning changes at the SBVD 2022 Annual Meeting.
- **SBVD Meeting Calendar.** Hawkins said the first public hearing on zoning amendments had to be completed by 3/7/2022 but since the board has decided not to pursue any changes, further discussion was not needed.
- **2022 PB Budget.** The board reviewed the 2022 PB budget.

**Motion to approve the 2022 PB budget of \$5,000:**

**Motion seconded by:**

**The budget was approved by voice vote.**

**Joel Spiller**

**Ted Xavier**

The meeting was adjourned at 7:50 PM.

Submitted by,

Don Hawkins

**Next PB Meeting:** The next meeting will be Monday February 7th, 2021 at 7:00 PM. The meeting may be canceled if there are no cases to review or business requiring the PB's attention.