

Blades Planning and Zoning Board Minutes

5 May 2025

Members present:

Susan Seltzer (Chair), David Ruff, David McAdams, and Ray Adkins

Public: Numerous town residents also attended.

7:00 PM Meeting called to order by Susan Seltzer

7:04 PM Pledge of allegiance by members.

7:05 Discussion of 10 Johnson Avenue: 132-1.11-74.01 area and setbacks.

Property is located in an R-2 zone, and is just greater than 7,400 sq.ft.

Approval is needed to build on this lot, which allows for construction when greater than 7,000 sq. ft.

Setback requirements must be met:

If the structure is built closer to the road than the minimum setback, a variance is required.

All the other homes on this avenue have minimal setbacks from earlier requirements.

In order to align the new construction with the existing properties, a variance is required.

Mr. Henning is identified as the property owner.

Discussion centered on whether a variance could be obtained before being sold to a new owner.

Current setback requirement of 25 feet in front would perhaps impact on ability to sell the property.

Uniformity with existing structures was discussed as well and suggested that may be a reason for Requesting a variance.

7:15 Motion was made by David McAdams, seconded by Ray Adkins that the property is large enough

To build on but a variance would be needed if they want to build closer to the road to match the

Other properties. The owner can be made aware of these proceedings. Motion was approved

By all.

7:17 Motion to approve minutes from 7 April 2025 made by Ray Adkins, seconded by David McAdams

Approved by all.

7:20 Discussion began about town clean up and ordinances.

Current clean up efforts:

Existing cleanup events are held twice a year (April and October)

Challenges include managing trash overflow, especially with increased development such as Cypress Landing.

Issues with rental properties and absentee landlords contributing to neighborhood blight.

Proposed ordinance changes:

Introduction of ordinances specifically targeting yard waste and compost in front yards.

Current ordinances lack specificity for yard waste.

Suggestions to create a "Top Ten" list of trash related issues to educate residents.

Enforcement and code compliance:

Emphasis on empowering our code enforcement officer to enforce ordinance effectively.

Discussion on potential formation of an advisory committee to assist cleanup efforts.

Ideas include forming a civic organization to volunteer in cleanup activities without liability
Concerns.

Language and accessibility:

Plans to distribute ordinance information in multiple languages (English, Spanish Creole)

To ensure all residents are informed.

Utilizing existing town interactions, such as water bill payments, to disseminate information.

Challenges and solutions:

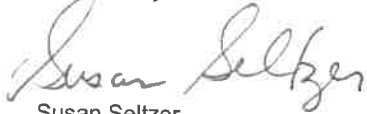
Addressing financial constraints for residents who cannot afford trash removal.

Potential collaboration with county resources and seeking external funding or grants.

Managing invasive species and maintaining retention ponds to prevent environmental
Hazards.

8:10. Motion to adjourn made by David McAdams, seconded by Ray Adkins. All approved.

Prepared by David McAdams for Chair's signature 10 May 2025

A handwritten signature in cursive script, reading "Susan Seltzer".

Susan Seltzer

Chair