

**Present:** Gary Frenz, Chairman  
Cheryl Erickson, Co-Chair  
Thad Smith  
Carl Heilman  
Pat Farrell, Alternate

**Also Present:** James Steen, Zoning Administrator

John Hall

Pledge

**Agenda Items: File #2013-16AV Tax Map 55.10-1-4**

The regular meeting was called to order by Chair, Gary Frenz at 7:00PM. Gary Frenz introduced new board member Pat Farrell and stated that he would be a voting member in absence of Charles Lewis.

**Minutes:** Jim Steen made a recommendation to insert a reference to the previous Cohen variance 2013-03AV in October Meeting Minutes in the first paragraph of the Public hearing for clarification purposes. Cheryl Erickson made a motion to approve the October 2013 minutes with that correction 2<sup>nd</sup> by Carl Heilman. ALL AYES.

**NEW BUSINESS: File# 2013-16AV  
Tax Map 55.10-1-4  
Hall, John & Ann  
736 Palisades Road  
Seeking an Area Variance for a retaining wall for  
safety concerns**

Zoning Administrator, Jim Steen distributed a handout to the Zoning Board Members which provides basic information about the APA regulations pertaining to Shoreline Stabilization to familiarize the members with the APA requirements pertaining to variance requirements for application 2013-16AV.

John Hall was present to discuss his safety concerns regarding entering and exiting his property on Palisades road. When entering his property traveling north he must pull into the southbound shoulder of Palisades road to make the wide turn for ingress. The Hall's neighbors allow him to utilize their driveway to turn around

to safely enter and exit his property when available, but needs a more permanent solution.

John Hall explained that they would not be building an actual wall but that Berness Bolton would be building a permanent structure of stone that supports a mass of soil which is referred to as rip rap. John Hall continued on to say that in addition he would need to cut 5-10 trees but it was well within the APA cutting guidelines as outlined in section 806(3) of the shoreline vegetation cutting regulations. In addition, John Hall stated that you would not see the proposed retaining wall from the water.

Chair, Gary Frenz explained that Berness Bolton had built a retaining wall at his property as well, and went on to explain the procedure. Berness Bolton will take a row of boulders and fill and then another row of boulders and fill and pound in blast rock so that there is no movement. Gary Frenz asked John Hall if he had a topography plat map from previous variance applications because the APA would require it.

John Hall responded that yes he had the map and would provide it at the next meeting.

Cheryl Erickson made a motion to deem the application complete with a condition of receiving plat map showing topography and schedule a public hearing for February 25. 2<sup>nd</sup> by Thad Smith. ALL AYES

**Board Comments:** Thad Smith made a motion to nominate Cheryl Erickson for the Vice-Chair position for calendar year 2014 2<sup>nd</sup> by Carl Heilman. All AYES

Carl Heilman asked about the DOT regulations pertaining to the Hall application and was told by the Chair, Gary Frenz that those issues should be addressed by Carl at the public hearing in February.

**Public Comments: None**

**Next Meeting is scheduled for February 25, 2014.**

There being no further business before the board, Thad Smith made a motion to adjourn the January meeting. 2<sup>nd</sup> by Cheryl Erickson.  
Chair, Gary Frenz adjourned the meeting at 8:20 PM

Respectfully Submitted,  
*Dorothy Johnson*, Secretary

