

Town of Weaverville  
Planning and Zoning Board  
Minutes – Tuesday, June 4, 2019

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, June 4, 2019 within the Council Chambers at Town Hall.

Present: Chairman Doug Theroux, Vice Chairman Gary Burge, Board Members Catherine Cordell, Peter Stanz and Steve Warren, Alternate Board Member Tom Balestrieri, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller. Alternate Member John Chase was absent.

**1. Call to Order.**

Chairman Doug Theroux called the meeting to order at 6:00 pm.

Upon calling the meeting to order Mr. Theroux noted that Mr. Balestrieri would be serving as an acting member until Mr. Stanz arrival.

**2. Approval of the Agenda.**

Mr. Warren motioned to approve the agenda as presented. Ms. Cordell seconded and all voted unanimously.

**3. Approval of the Minutes from the April 2 and May 7, 2019 Meetings of the Board.**

Mr. Balestrieri made a motion to approve the minutes as presented. Ms. Cordell seconded and all voted unanimously.

**4. Discussion Related to a Proposed Conditional Zoning District on the Property Commonly Known as 108 Church Street.**

Mr. Eller presented the Board with an application for a conditional zoning district (CZD) for 108 Church Street. The application and plans called for the creation of 20 lots for single family homes from 2.87 acres. Mr. Eller noted that in order to achieve such a density the CZD was necessary as the lots proposed would be well below the dimensional requirements of the underlying R-1 Zoning District.

Mr. Kaselak, proposed developer and owner spoke to the Board regarding the application and plans. Mr. Kaselak further described his desire to provide a more affordable housing product, hence the desire for a reduced lot size.

A lengthy conversation occurred between members of the Board regarding their concerns with the proposed development including the size of the lots, the setbacks requested, traffic generated and the character of the surrounding properties and R-1 Zoning District.

Ms. Cordell stated that within the language of the Comprehensive Land Use Plan was an obligation for the character of residential areas to be respected as new infill development occurs. It was her position that due to the proposed lots being so much smaller than what would otherwise be permissible in the R-1 Zoning District that

the proposed project would not be in character with the surrounding properties with common zoning. This position ultimately became the consensus of the Board.

**5. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Conditional Zoning District.**

Ms. Cordell motioned to offer a negative recommendation to Town Council on the proposed conditional zoning district finding that the project would not be respectful of the character of the residential area surrounding the property as called for by the Comprehensive Land Use Plan. Mr. Stanz seconded and all voted unanimously.

**6. Proposed 2019 Comprehensive Land Use Plan Draft.**

Staff reviewed the proposed goals and priorities established by the plan and the prioritization of each goal based upon scores given by individual Board Members. Staff also reviewed several minor changes which had been made at the request of the Board.

Mr. Warren motioned to offer a favorable recommendation to Town Council on the proposed 2019 Comprehensive Land Use Plan. Mr. Burge seconded and all voted unanimously.

**7. Any Other Business to Come Before the Board.**

No further business was noted.

**8. Adjournment.**

Ms. Cordell motioned to adjourn. Mr. Stanz seconded and all voted unanimously.

  
\_\_\_\_\_  
**Doug Theroux, Chairman**  
**Planning and Zoning Board**

**ATTEST:**

  
\_\_\_\_\_  
**James W. Eller**  
**Planning Director / Deputy Town Clerk**