



## **Lake Structure Appeals Board Regular Meeting**

### **November 28, 2023**

#### **Call to order**

Chair Greg Gardner called the Lake Structure Appeals Board regular meeting to order at 2:50 p.m.

#### **I. Roll Call**

##### **Board Members Present:**

Mr. Greg Gardner, Chair  
Mr. Neil Gurney, Vice Chair  
Mr. Wyn Hardy  
Mr. Al Joyner  
Mrs. Kimberly Sayles, Alternate  
Mr. Mark Windfeldt, Alternate (Serving)

##### **Absent:**

Mr. Melvin Owensby

##### **Town Council Members and Town Representatives present:**

Michael Williams, Community Development Director  
Richard Carpenter, Development and Environmental Review Specialist  
Commissioner David DiOrio, Council Liaison

#### **II. Approval of Agenda**

The agenda for the November 28, 2023 Board Meeting was reviewed. **Mr. Neil Gurney made a motion to approve the agenda, as presented. Mr. Al Joyner seconded. All present members voted in favor.**

#### **III. Approval of the minutes**

The minutes for the October 24, 2023 Board meeting were reviewed. **Mr. Hardy made motion to approve the minutes, as presented. Mr. Gardner seconded and all voted in favor.**

IV. **Public Comment**

There were no comments for the public.

V. **Old Business**

There was no old business to discuss.

VI. **New Business**

- A. ***Lake Structure boathouse permit review for 219 Picnic Point Road. Section 6-51(c) requires that for parcels with less than 35'-100' of shoreline, permit approval will require the board to make a determination that the proposed structure will not materially obstruct the view of the lake from any adjacent upland property***

Development and Environmental Review Specialist Richard Carpenter was sworn in.

There were not challenges or ex-parte communications.

Specialist Carpenter explained that 219 Pick Nick Point does not have much linear frontage on the lake. It was noted that the applicant wants to cover their lake structure, which requires the Board's approval. Specialist Carpenter stated that there have been no complaints from adjacent neighbors. It was detailed that the covered boat slip would be code compliant. Specialist Carpenter expressed that he did not see any obstructions of view related to the structure.

The case was closed and deliberations began. Board members expressed that they did not believe that the proposed structure will materially obstruct the view of the lake from any adjacent upland property.

Mr. Gardner made a motion to grant the Lake Structure boathouse permit review for 219 Picnic Point Road as the proposed structure will not materially obstruct the view of the lake from any adjacent upland property. Mr. Hardy seconded and all voted in favor.

VII. **Adjournment**

**Chair Gardner asked for a motion to adjourn the Lake Structure Appeals Board meeting at 2:56 p.m. Mr. Gurney made motion to adjourn and Mr. Gardner seconded. All voted in favor.**

ATTEST:



Olivia Stewman, Town Clerk



Greg Gardner, Chair