

# TOWN OF SEABROOK ISLAND

DSO Advisory Committee Meeting  
September 29, 2020 – 2:00 PM



Virtual Meeting Hosted via Zoom  
[Live Streamed on YouTube](#)

## MINUTES

Present: Skip Crane (Chair), Gary Quigley, Wayne Billian, Ava Kleinman, Walter Sewell, Roger Steel, Ed Williams, Joe Cronin (Town Administrator)

Absent: Katrina Burrell, Bob Driscoll

Guests: John Gregg (Mayor), Paul LeBlanc (PLB Planning Group)

Chairman Crane called the meeting of the DSO Advisory Committee to order at 2:00 PM. Chairman Crane confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

### APPROVAL OF MINUTES

1. **DSO Advisory Committee Meeting: September 17, 2020:** Mr. Quigley made a motion to approve the minutes from the September 17, 2020 meeting, as submitted. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 7-0.

### ITEMS FOR DISCUSSION

1. **Review and Discussion of Draft DSO Articles:** Paul LeBlanc of PLB Planning Group provided a summary of the proposed language for the following articles:
  - Article 21: Non-conformities
  - Article 23: Enforcement and Penalties

Committee members reviewed, discussed and provided feedback on the proposed language for Articles 21 and 23. A detailed discussion took place regarding the following topics:

- Article 21
  - Provisions regarding legal non-conforming uses and structures
  - Provisions regarding non-conformities which were not legally permitted or permitted in error
  - Issues related to side yard setbacks on non-conforming lots
  - Expansion of non-conforming structures
  - Major renovations (>50% of value) of non-conforming structures

- Article 23
  - Whether a zoning violation needs to be deemed a “public nuisance” for enforcement purposes
  - Provisions regarding the conduct of investigations
  - Issuance of building permits or other permits without zoning approval from the town (applicant liability vs. county/state/federal liability)
  - Permit status of uses and structures which were permitted in error
  - Fines, penalties and mitigation requirements for violations

Mr. LeBlanc will incorporate the committee’s recommendations into updated versions of Articles 21 and 23.

#### **ADJOURN**

There being no further business, Mr. Quigley made a motion to adjourn the meeting. Mr. Williams seconded the motion. The motion was **APPROVED** by a vote of 7-0 and the meeting was adjourned at 4:50 PM.

Minutes Approved:    October 23, 2020



Joseph M. Cronin  
Town Administrator