

# TOWN OF SEABROOK ISLAND

## DSO Advisory Committee Meeting

November 15, 2021 – 2:00 PM

Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)



## MINUTES

Present: John Gregg (Acting Chair), Wayne Billian, Katrina Burrell, Bob Driscoll, Ava Kleinman, Walter Sewell, Roger Steel, Ed Williams, Joe Cronin (Town Administrator)

Absent: Gary Quigley

Guests: Paul LeBlanc (PLB Planning Group)

Due to the resignation of Chairman Crane from Town Council and the absence of Vice Chairman Quigley, Mayor Gregg served as Acting Chair. Mayor Gregg called the meeting of the DSO Advisory Committee to order at 2:06 PM. Mayor Gregg 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: January 28, 2021**: Mr. Williams made a motion to approve the minutes from the January 28, 2021, meeting, as submitted. Ms. Kleinman seconded the motion. The motion was **APPROVED** by a vote of 8-0.

### ITEMS FOR DISCUSSION

1. **Review and Discussion of Public Comments Received on Draft DSO (Version 2-B)**: Town Administrator Cronin reviewed the comments received to date on Version 2-B of the Draft DSO. These included comments from the public meeting in August 2021, as well as correspondence from various stakeholders, such as Bohicket Marina and MUSC.
2. **Review and Discussion of Amendments to Draft DSO (Version 2-C)**: Mr. LeBlanc provided committee members with a summary of proposed amendments to address many of the public and stakeholder comments. These changes were reviewed one-by-one:
  - a. **Residential district purpose statement (Section 5.1)**: Ms. Kleinman made a motion to restore language from the current DSO to Section 5.1 regarding the intent of residential districts, with an amendment that the intention of the DSO is to “regulate” rather than “prohibit” certain commercial uses (home occupations, short-term rentals, etc.). Mr. Billian seconded the motion. The motion was **APPROVED** unanimously.

- b. Minimum parking space dimensions (Table 12-4): Mr. Steel made a motion to amend Table 12-4 to revert to the standard parking space dimension of 9' x 20' and to re-insert the parking dimension diagram. Mr. Driscoll seconded the motion. The motion was **APPROVED** unanimously.
- c. Encroachment of covered porches/decks for outdoor seating (Section 9.4K): Ms. Kleinman made a motion to accept the proposed language in Section 9.4K relating to the encroachment of covered porches and decks at outdoor seating areas. Mr. Driscoll seconded the motion. The motion was **APPROVED** unanimously.
- d. Maximum building height for boat storage buildings (Section 9.4 H): Mr. Billian made a motion to amend Section 9.4H to increase the height for boat storage buildings to 40' above DFE and to require that the height of an unenclosed boat storage building (including boats) cannot extend above an enclosed structure. Ms. Kleinman seconded the motion. The motion was **APPROVED** unanimously.
- e. Tree preservation requirements (Section 11.5): Mr. Billian made a motion to amend Section 11.5 to accept the language proposed by Mr. LeBlanc. Ms. Kleinman seconded the motion. The motion was **APPROVED** unanimously.
- f. Agricultural (AG) district: A discussion took place regarding a citizen request to restore the Agricultural (AG) district. No motion was made to amend the draft DSO.
- g. Marina parking and setback requirements: A discussion took place regarding a request from the owners of Bohicket Marina to amend parking and setback requirements in the Marina Mixed Use District. No motion was made to amend the draft DSO.

There being no further changes, the amendments made by the advisory committee during today's meeting will be incorporated into a final version of the draft DSO. The draft DSO will now move into the adoption phase, beginning first with Planning Commission review, followed by two readings and a public hearing before Town Council. Town Administrator Cronin thanked all members for their service on the advisory committee.

## ADJOURN

There being no further business, Mr. Billian made a motion to adjourn the meeting. Ms. Kleinman seconded the motion. The motion was **APPROVED** by a vote of 6-0 and the meeting was adjourned at 4:53 PM.



Joseph M. Cronin  
Town Administrator