

**GLA Response to Preliminary Application for a Shop on Parcel SG 41-A
as submitted by Mr. Robert Buchanan of Pray, MT, December 2015**

Mr. Buchanan submitted an application for a shop on his parcel 41-A in South Glastonbury. The GLA Project Review Committee (Gerald Dubiel and Kevin Newby) met him there for a site inspection on Sunday, 6 Dec 2015. After careful review and consideration, we suggest to the board this application is not approved for the following reasons:

1. Incomplete application for Preliminary Project approval. It is missing:
 - a. Subdivision Name
 - b. Current permits from DEQ. The provided permits only show 1 Septic and 1 Drain field and does not show the new well location as marked on the lot and discussed during site inspection.
 - c. An additional Form A for a residence.
 - d. Incomplete Form E.
 - e. Property boundary not properly staked out in front of the proposed "cabin" (which is currently at 43'). The setback needs to be 50'.
 - f. Site map layout missing accurate measurements of setbacks and building dimensions.
2. Covenants 5.07 states the community is predominantly rural/residential allowing for the exercise of free enterprise by its residents. Mr. Buchanan is not a resident of Glastonbury and does not plan to live here. He has stated to the GLA Administrative Assistant on 12/7/2015 that he "will not be building a residence above this shop" and that he plans to continue "to live in his current residence in Pray", while building this shop.
3. The Master Plan very clearly states Glastonbury is a residential community. The intent of our community is not to provide workplaces in Glastonbury for residents outside of Glastonbury. This proposal for a shop in the absence of a pre-existing residence violates the very nature of our residential community.
4. Master Plan definition of Cottage Industry is for a "family working at home".
5. Governing Docs do not support assessment of accessory/outbuildings (shop, garage, barn, lumberyard, warehouse, etc.) in the absence of a residence (Covenants 11.03 a-d). It was not intended there would be construction of accessory/outbuildings in the absence of a residence.
6. Master Plan definition of an Accessory Building is a structure > 500 sq. ft., while the definition of an Outbuilding is a structure < 500 sq. ft. This proposed 40' x 50' shop of 2000 sq. ft could only be considered as an Accessory Building, due to its size.
7. Master Plan definition of an Accessory Building states: The design standard of an Accessory Building must be comparable to the "main structure". This shop cannot be considered as an Accessory Building because there is no "main structure" or residence on this lot.
8. Covenants 5.08 states cottage industry and light manufacturing is located in a landowner's dwelling or auxiliary building. Again, you cannot have an auxiliary building in the absence of the dwelling to which it is auxiliary. Governing docs do not support cottage industry and light manufacturing on a parcel in the absence of a cottage/dwelling.

Respectfully submitted,

Kevin and Gerald GLA Project review Co chairs. Beauty, Order and Harmony (12-07-2015)