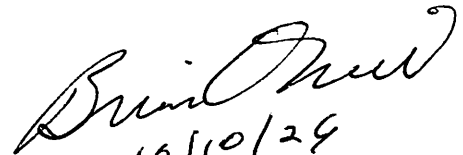


**TOWN OF BEVERLY SHORES
BUILDING SITE AND BUILDING COMMITTEE
MEETING MINUTES
AUGUST 8, 2026**

The meeting was called to order at 8:30 a.m. at the Administration Building.

Roll call:

Present: Brian O'Neil, Chairman
 James Nolan, Vice Chairman
 Mark Lies, Secretary
 Naomi Pollock, Member (absent)
 David Wagner, Building Commissioner
 Council Liaison, Matrona Malik



10/10/26

- I. Roll Call. There is a quorum.
- II. Title VI forms are available online for attendees.
- III. Minutes – Secretary to table approval of July 11, 2026 Meeting Minutes, not sufficient number of members present from July 11, 2026 Meeting to approve Minutes.
- IV. Building Commissioner Report
 - A. List of active permits/project status – Building Commissioner reports on status. A number of proposed projects are not going forward.
 - B. Inspections conducted in previous month – Building Commissioner reports.
 - C. Communications received from residents
 1. Questions about ordinances – None
 2. Questions about procedures to add on or remodel – Building Commissioner reports on communications from realtors on whether certain size lots can be developed which are less than the square footage in the ordinances.
- V. New Permit Applications –
 - A. 45 S. Oval – Site Permit Application. Owner present to apply for site permit. The project involves an existing structure that is a three-season home that has been neglected for twenty years. Owner discusses extensive remodel to foundation, removal of existing retaining wall and ten feet of foundation, increase height of structure and location within ten feet of the steep slope. Building Commissioner reports that over 50% of structure being replaced. Owner states unwilling to move the location of structure from the setback or steep slope to comply with ordinances. Building Commissioner advises that Owner will have to go to the BZA to apply for a variance for the height of the structure, location within ten feet of the steep slope and within the property line setback. Motion Lies, second Nolan, to deny the site permit request. Motion approved.

VI. New Business – None.

VII. Old Business – None.

VIII. Public Comments – None.

IX. Discussion – None.

X. Adjournment – Motion Lies, second Nolan, to adjourn. Motion approved. Meeting adjourned at 8:47 a.m.