

Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071

Zoning Board of Appeals
Minutes
September 26, 2005

Members present: Matthew Schaefer, Chairman; Peter Leavitt; Mary Picavet; Elden Lingwood.

Members absent: Lawrence Murch, Michael Higgins.

Staff present: Jack Cooper, Code Enforcement Officer

Staff absent: Karen Strout, Secretary

Other present: Bryan Connor

1. Call to order. Matthew Schaefer called the meeting to order at 7:06 pm at the Town Office.

2. Approval of Minutes dated August 29, 2005

MOTION: Peter Leavitt motioned to approve the minutes of August 29, 2005 with the correction on page 2 fifth line to read: "Mr. Cooper replied 15 feet." Seconded by Elden Lingwood.

VOTE: Unanimous 4-0

3. Public Hearings:

a. Map 67, Lot 14 LRR2/Part Flood A1
Bryan Connor

78 Whittemore Cove Road

Side setback reductions from 20' to 12' on westerly lot line, and 20' to 16' on easterly lot line to build a 20' x 22' two bay, two story garage.

DISCUSSION: Mr. Connor explained that at the site walk "hard numbers" were requested relative to the lot and he handed out copies of the deed which is registered in the Cumberland County Registry of Deeds. Mr. Schaefer said that the site walk was helpful and informative. He continued that if this is allowed there would be restrictions for future use involved. He asked if this request was for the prospective buyers. Mr. Connor replied yes. Mr. Leavitt asked if this is a condition of the sale. Mr. Connor replied yes. Mr. Schaefer said there were no speakers for or against this proposal and that notice of the meeting was sent. Mr. Leavitt asked when Mr. Connor purchased the property. Mr. Connor replied the fall of 2001. Mr. Leavitt noted that there had been a request in 1998 for such a variance which was granted. However, that variance was not used and expired. He read the conditions of that previous approval. He noted that the abutters apparently had no concern. He said he would like to know the intentions of the prospective owners. Mr. Connor answered that they wanted living space with a bathroom but without kitchen facilities. Mr. Cooper reported that they would have to expand the septic system because it was only a four bedroom system presently. Mr. Connor questioned that there were only two bedrooms presently. There was discussion about what constitutes a bedroom in that any room not a bathroom or kitchen might be used as a bedroom and would be counted as one. Mr. Lingwood asked if bedrooms would be in the permit process. Mr. Leavitt replied yes but conditions in the approval would reinforce the waiver. Mr. Schaefer reiterated that conditions would avoid any misunderstanding. Mr. Leavitt felt that if this was to change into an

apartment, the ordinance would control its use. Mr. Cooper added that the ordinance would only allow an in-law apartment for family use exclusively and the septic system would have to be enlarged.

MOTION: Peter Leavitt motioned to grant the request for sideline setbacks as described from 20' to 12' westerly and from 20' to 16' on the easterly lot line with the condition that there be no kitchen facility and the septic field be upgraded based on the calculated bedrooms. Seconded by Elden Lingwood.

VOTE: Unanimous 4-0

4. Other business.

- a. Mr. Schaefer noted the notice of an Appeals Board Class in November. Mrs. Lester said that if anyone wanted to attend she would make the arrangements and Raymond would pay the fee.
- b. Mrs. Picavet asked that if she, as alternate, was needed for a meeting that she be given notice before the meeting.

5. Adjourn.

MOTION: Matthew Schaefer motioned to adjourn. Seconded by Mary Picavet.

VOTE: Unanimous 4-0

ADJOURNMENT: Matthew Schaefer adjourned the meeting at 7:30 pm.

Louise H. Lester
Town Clerk