



Appeals Office

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December 19, 2005

**BOARD OF APPEALS
minutes**

7:00 P.M. at the Town Office

Members present:, Chairman Matthew Schaefer, Peter Leavitt, Lawrence Murch, Elden Lingwood, and Mary Picavet. Michael Higgins was absent.

Staff present: John Cooper, Code Enforcement Officer; Karen Strout, Recording Secretary.

Call to order: Chairman Matthew Schaefer called the meeting to order at 7:04 pm.

Consideration of minutes dated October 31, 2005:

Motion: moved by Leavitt and seconded by Murch to approve the minutes of the October 31, 2005 meeting as presented. Vote was unanimous 5/0.

Public Hearing:

**Map 6, Lot 43 RR Zone
Lookout Lane
Peter Bernier**

Requesting a variance to allow an accessory structure for a woodworking shop on a lot where there is no primary structure.

Public hearing was opened by Chairman Schaefer. The applicant was asked to address the Board. Mr. Bernier commented that he was there to see what he could or could not do with his property. He stated that he had a 14 acre lot and wanted to build a wood shop and storage building to make furniture to supplement his retirement income. He did not plan to have any employees. Bernier stated he did not plan to build a house at this time, which would be considered a primary structure.

The Board asked Code Enforcement Officer Cooper if the lot was a buildable lot. Cooper replied that it was. Cooper also quoted the ordinance as it applied to accessory structures. No residential zone allows them without a primary structure.

Board member Leavitt asked for clarification of accessory structures. Definitions of primary structures, accessory structures, and home occupations ensued. Schaefer summarized the definitions and concluded that he felt the Board did not have the authority to approve the request.

Board member Murch stated that he would like to see the Board grant the request with restrictions.

There was no comment from the Public.

MOTION: moved by Chairman Schaefer, seconded by Leavitt to deny the applicant's request to allow an accessory structure to be built on the lot where there was no primary structure.

Vote: 4/1(Murch).

Bernier stated he just might build a house there after all.

Other Business:

The Board was made aware that a submission had been made to the Planning Board by Liastasa Management for mineral extraction at Inlet Point, and that they would be filing soon with the Appeals Board. The Planning Board had requested simultaneous applications from the applicant.

Meeting adjourned at 7:35 pm.

Karen Strout
Recording Secretary