



401 Webbs Mills Road

Monday, September 25, 2006

Zoning Board of Appeals

7:00 P.M. at the Town Office

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

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

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

2. Approval of minutes:

MOTION: moved by Larry Murch and seconded by Michael Higgins to approve the minutes of the August 28th meeting as written. Motion carried 4/o.

3. Correspondence: There was no correspondence.

4. Public Hearings:

**Map 78, Lot 52 LRR1
Shore Road
Paul Johnson**

Requesting a side setback reduction to 10 (ten) feet from the 20 (twenty) feet required by the Town of Raymond Shoreland Ordinance Section 15, A. 3. in order to build a 16 x 18. foot storage shed.

The applicant Paul Johnson was there to speak about the application and answer questions posed by the members. Johnson explained that he wanted the shed to keep his property neat, and to put things under cover in the winter. He did not have any plans to eliminate the shed he had formerly built, and stated he wished he had built that one bigger. When asked about additional building on the lot, Johnson stated that this would be the last he would do. He did not plan to build a garage- no more land. He described the proposed building as a 2x6-foot shed with no insulation, a single doorframe, with board and batten on the exterior. Just a shed- mostly for winter storage. He would not be driving anything into it.

There was no public comment offered.

MOTION: moved by Chairman Schaefer and seconded by Leavitt to grant the applicant's request as presented in the application, for a side set back reduction to no

less than 10' from the 20' required by the Town of Raymond Shoreland Ordinance, consistent with the discussion and comments made by the applicant at tonight's meeting, and that the shed will not be living space.

Vote 4/o to approve.

**Map 42, Lot 63 LRR1
24 Mass Avenue
Robert & Diana Gardner**

Requesting a side setback reduction to 10 (ten) feet from the 20 (twenty) feet required by the Town of Raymond's Shoreland Ordinance Section 15, A. 3. in order to build a 20 x 25 foot addition.

Robert Gardner addressed the board and explained that he wanted to put an addition on his summer home to provide a bedroom and sitting room for his mother on the ground level. There will no outside door, but will have egress windows. This is not intended as an apartment.

Code Officer Jack Cooper offered comment that the present septic system was designed to handle the additional bedroom.

There was no public comment offered.

MOTION: moved by Higgins and seconded by Schaefer to approve the applicant's request as presented in the application, for a side setback reduction to no less than 10' from the 20' required by the Town of Raymond's Shoreland Zoning Ordinance, in order to build an addition.

Vote 4/o to approve.

5. Other Business:

6. Adjournment: The meeting adjourned at 7:32 PM.

Karen G. Strout

Board of Appeals Secretary