



ZONING BOARD OF APPEALS

Minutes*

Monday, December 27, 2010

Public Hearing

Attendance: Chairman Matthew Schaefer, Elden Lingwood, and Mary Picavet.

Absent: Lawrence Murch, Peter Leavitt and Sheila Philipot.

Staff: Danielle Loring, Recording Secretary.

Other: Andrew & Michelle Hamilton, applicants.

1. Call to order: Chairman Matthew Schaefer called the meeting order and a quorum was declared at 7:51pm.

2. Approval of previous minutes:

a) February 22, 2010

Mr. Schaefer said that there was not a quorum to accept these minutes and tabled them until a later date.

b) November 29, 2010

MOTION: Elden Lingwood motioned to accept the minutes for the November 29, 2010 meeting as submitted. Seconded by Mary Picavet.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (3/0)

3. Acceptance of Findings of Fact and Related Documents from Attorney Phil Saucier regarding Denial of Paul Borriello's Administrative Appeal.

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Mr. Schaefer presented the findings of fact that were submitted by Attorney Phil Saucier regarding the denial of administrative appeal made by Mr. Borriello. Mr. Lingwood said that he felt that they were accurate and Mrs. Picavet agreed.

MOTION: Elden Lingwood motioned to accept the “Finding, Conclusion, and Decision” for the denial of administrative appeal for Paul Borriello's case heard on 11/29.

VOTE: UNANIMOUS APPROVAL (3/0)

3. Public Hearings:

a) Andrew Hamilton is asking for a setback reduction at 54 Plummer Drive (Map 023, Lot 008) in the LRR1 Zone.

Mr. Schaefer asked if there was anyone in the audience that wanted to speak for or against the application and there were none. He then asked applicant Andrew Hamilton if he had anything to say in favor of the application. Mr. Hamilton replied that he had nothing to say, but he was available if the Board had any question.

Mr. Schaefer summarized the application as asking for a setback reduction from 30' to 23' to accommodate for the construction building to serve as a family room. He cited that the ordinance was clear that there could not be two dwelling units on a parcel and having a kitchen, or any kitchen cooking apparatuses, in the unit would constitute it as such. He wanted to make sure that Mr. Hamilton understood this to prevent a violation from occurring. He commented that he did not feel that the application was unordinary, considering the neighborhood, but the only condition was that there could not be a kitchen.

Mr. Lingwood said that he was concerned with storm runoff. He wanted there to be a condition that Mr. Hamilton work with Raymond Waterways to prevent water from moving too quickly across the land and causing harm to the lake. Mr. Hamilton agreed and said that he would work with both Raymond Waterways and the Code Enforcement Officer to make sure that they were stayed within compliance.

MOTION: Matthew Schaefer motioned to approve the application for a reduction from 30 (thirty) feet to 23 (twenty-three) feet with the conditions that the unit not constitute a dwelling unit and the Hamilton's take the steps to speak with Raymond Waterways Association to take measures to minimize any impact on the lake due to runoff associated with the building.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (3/0)

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4. Code Enforcement Officer Update- Chris Hanson

Mr. Schaefer announced that Mr. Hanson was not present to do the update.

5. Adjournment

MOTION: Mary Picavet motioned to adjourn the meeting. Seconded by Elden Lingwood.

VOTE: UNANIMOUS APPROVAL (3/0)

Chairman Matthew Schaefer adjourned the meeting at 8:06pm.

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