



**Raymond Zoning Board of Appeals**  
423 Webbs Mills Road  
Raymond Broadcast Studio  
**Minutes**  
**Tuesday, May 31, 2022**  
**VIA ZOOM**  
**7:00 pm**

**Call to order:** David Murch called the meeting to order at 7:00 pm and a quorum was declared

**Roll was Called**

**Present:** David Murch, Chair; Greg Dean, Vice Chair, Tom Hennessey and Fred Miller

**Staff:** Alex Sirois, CEO and Sandy Fredricks, Administrative Assistant PB & ZBA

Murch read the Opening Statement into the Record as well as the Agenda.

Dean moved to approve the March 29, 2022 and April 26, 2022 Minutes.

Miller seconded.

All in favor? 4 yes (Murch/Hennessey/Dean/Miller) - 0 no - 0 abstain

Murch read email from Leah Rachin, Esq. stating all parties in the 18 Fernwood and 28 Whitetail Administrative Appeals request these items remain on the table.

Dean moved to grant the parties' request to leave these matters on the table until the next regular Board meeting.

Hennessey seconded.

All in favor? 4 yes (Murch/Hennessey/Dean/Miller) - 0 no - 0 abstain

The Board moved on to the Application of Melissa Sargent.

APPLICANT	Melissa Sargent
LOCATION	11 Tarkiln Hill Road; 011/032/000; Zone R
DESCRIPTION	Setback Reduction

Dean moved to remove this matter from the table.

Hennessey seconded.

All in favor? 4 yes (Murch/Hennessey/Dean/Miller) - 0 no - 0 abstain

Murch stated the Board has received the updated survey. Hennessey stated the updated survey showed reduced front setback by 15' and the side remained at 20'. The Board reviewed the Land Use Ordinance and found that each item had been met.

Dean asked for clarification that it is not redundant to add a condition stating the garage will not be used for a living space. Sirois explained that it is a good idea to set out the condition on the Decision. Miller questioned if they had discussed there being a bathroom being

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allowed in the garage. Murch asked the applicant if she recalled discussing that. Sargent stated that they did discuss it and the Code Office had stated it was okay. Sirois confirmed.

Hennessey moved to grant the application with the condition that no dwelling unit as defined on page 112 of the Land Use Ordinance will be a part of the structure.

Dean seconded.

All in favor? 4 yes (Murch/Hennessey/Dean/Miller) - 0 no - 0 abstain

Murch stated that applications filed by Gregory Braun, Esq. on behalf of Big Lake Marine LLC and Robert Durant have been requested to be tabled until the next meeting.

Murch moved to table the applications filed by Gregory Braun, Esq. to the next meeting.

Hennessey seconded.

All in favor? 4 yes (Murch/Hennessey/Dean/Miller) - 0 no - 0 abstain

Due to technical issues, Murch chose to take matters out of order and move Foley application to later in the proceedings.

Danelle Milone, Esq. presented the application of Eric Kollman-Furnish. She stated the reduction request is for the two storage units on the lot. She stated the reductions requested for each unit.

The Board and Milone discussed the locations and requested reductions including if trees were cut to allow the placement. Miller questioned where setback is measured from. Sirois advised it is from the property line. The Board asked if there was a survey for the property. Milone stated she will see if they have a survey. The Board discussed if there is a limitation on the number of sheds or temporary carports can be on a property. Sirois advised there isn't really anything in the Land Use Ordinance limiting accessory structures but under 6 of Setback reductions "A setback reduction appeal shall not be granted to enable construction or renovation that will result in more than one garage on a lot that is the subject of the appeal." Hennessey stated there are multiple sheds in the backyard. The Board discussed terminology as application called them carports. Milone stated that term was used as it is the technical name for it, not the use. Sirois advised a "structure" requires a building permit and read the definitions of "building" and "structure".

Murch opened Public Hearing at 7:55 p.m. There being no one wishing to speak, he closed the Public Hearing at 7:58 p.m.

The Board once again discussed the usefulness of a survey. Murch read the excerpts from the Declarations and Covenants provided to the Board from an abutter and that enforcement of same are civil matters between parties not the Town.

The Board reviewed the criteria which must be met to approve an application. They discussed if they need to attach any conditions to any possible approval. Items 1 through 3 were determined to be met; item 4 may place a condition on possible approval; items 5 through 7 were determined to have been met while item 8 was determined not to be met and the Board is requiring a survey. The Board also determined that the applicant must provide

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the exact setback requested along with the survey. Milone questioned if the setback measurements applied only to Unit #1 or both. Murch stated it applies to both units.

Dean moved to table the application to the June 28, 2022 meeting.

Hennessey seconded.

All in favor? 4 yes (Murch/Hennessey/Dean/Miller) - 0 no - 0 abstain

The Board returned to the Foley application. Applicant explained request; Murch opened the Public Hearing at 8:32 p.m. and no one wished to speak, Murch closed the Public Hearing at 8:35 p.m.

This matter was reviewed by the Board pursuant to the Shoreland Zoning Ordinance. Item 1 was met; Item 2 raised question as to if the foundation for the dwelling qualified as an existing dwelling; the Board determined that this could be met with a condition that applicant complete the residential building; Item 3 was met; Item 4 met with the condition above and that it will not create an additional dwelling unit within the structure; Items 5 through 9 were met.

Murch moved to approve the appeal with the two conditions of approval:

1. The residential building must be completed within one year time frame;
2. The garage will not include an additional dwelling unit.

Dean seconded.

All in favor? 4 yes (Murch/Hennessey/Dean/Miller) - 0 no - 0 abstain

The Board addressed the application filed by Deborah Haas-Wilson. Murch stated a site walk was conducted with the full Board in attendance. No representative of the applicant attended.

There being no one present representing the applicant, the Board discussed tabling the matter.

Murch moved to table the application to the June meeting.

Hennessey seconded.

All in favor? 4 yes (Murch/Hennessey/Dean/Miller) - 0 no - 0 abstain

The Board moved on to CEO Communications. Sirois updated the Board that this is the busy time, but with two Code Officers, things are moving along. He also advised there may be more Administrative Appeals in the future. Sirois also advised that the Codification project is on track.

Dean moved to adjourn

Murch seconded

All in favor? 4 yes (Murch/Hennessey/Dean/Miller) – 0 no – 0 abstain

ADJOURNED 9:15 P.M. May 31, 2022

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