

**TOWN OF RAYMOND**  
**401 Webbs Mills Road**  
**Raymond, Maine 04071**  
**APPEALS BOARD**  
**Public Hearing**  
**THURSDAY, May 28, 1998**

**ATTENDANCE:** Patrick Coughlan, Chairman; Lawrence Murch; Jackie Hewett; Michael Higgins; Peter Leavitt; and Jack Cooper, Code Enforcement Officer.

1. Call to order: Patrick Coughlan called the meeting to order at 7:05 pm.
2. Minutes
  - a. April 27, 1998

**MOTION:** Peter Leavitt motioned to approve the Minutes as written. Seconded by Lawrence Murch.

**VOTE:** Unanimous.

3. Robert & Suzanne Foley Map 69, Lot 60 125 Wild Acres Road

**Continuation:** Seeking an administrative appeal to demolish the existing structure and build a year-round home.

**DISCUSSION:** Mr. Foley noted that this meeting was rescheduled so that the Board could take another site walk to his property. He said the new plan moved the building back which will make the building deeper and narrower to fit the lot. This will make a difference of 5 feet toward the lake. There were no speakers for or against the appeal. Mr. Cooper asked if the basement would be finished? Mr. Foley replied it will not be finished. This move will make the front of the building 36 feet from the lake. Mr. Cooper continued that if the basement is not finished off then it will be considered a walkout basement which will not make it a part of the 30% expansion. Mr. Foley felt the second design would disturb more of the ground near the lake and was less desirable. Mr. Leavitt said that in 1981 when they purchased the property the setback to the lake was 75 feet which made it non-conforming then and didn't feel it was a hardship now because they purchased the property knowing it was non-conforming. Mrs. Hewett noted that this was an administrative appeal and not a variance hearing. All they were to decide is whether to agree with the Code Enforcement Officer or not. Mr. Foley felt the original plan had a better appearance for the neighborhood. Mrs. Hewett felt they had to protect the lake and thought other alternatives were available to them i.e. a second floor. Mr. Cooper said he couldn't allow more than a 30% increase in area or volume. Mrs. Hewett said she was more in favor of giving a variance for side setbacks rather than toward the lake. Mr. Coughlan didn't want to disturb the area if possible. Cliff Corb, contractor for Mr. Foley, said the area will be torn up and feel that the present location would be best and the shoreline could be protected with planted vegetation for runoff. Mr. Cooper said that Cumberland County Soils would help with a planting plan.

**MOTION:** Mrs. Hewett motioned to move the building away from the lake 41 feet and give a variance for side setbacks of 9 feet on one side and 13 feet on the other. Seconded by Lawrence Murch.

**VOTE:** 3 in favor (Hewett, Murch, Coughlan) 2 opposed (Higgins, Leavitt)

**MOTION:** Patrick Coughlan motioned to allow seasonal conversion. Seconded by Peter Leavitt.

**VOTE:** Unanimous.

4. Thomas R. Cobb Map 47, Lot 17 17 Canal Road

Seeking a Variance for setbacks to Panther Run to build a garage.

**DISCUSSION:** Tim Pomerleau, representative for Thomas Cobb, said this would be a two car garage which will have a setback problem to the river because of the shoreline. He added that the location of the cul de sac was in question which influenced the position of the garage. He said the location was now 30' from the pavement. There were no speakers in favor or opposition. Mr. Coughlan questioned the location 95 feet from the river. Mrs. Hewett asked if it would fit if they did away with the breezeway. Mr. Pomerleau said that would still put it too close to the river. Mr. Cooper asked if it would be on a slab. Mr. Pomerleau ñ frost wall.

**MOTION:** Patrick Coughlan motioned to grant the variance for the garage to be no closer than 95 feet from the water and give a variance to the roadway as necessary. Seconded by Lawrence Murch.

**DISCUSSION:** Shortening the breezeway 8 feet was discussed. Mr. Pomerleau said they would rather shorten the garage to 30 feet instead of shortening the breezeway at 12 feet.

**MOTION WITHDRAWN:** Mr. Coughlan and Murch withdrew their motion.

**MOTION:** Patrick Coughlan motioned to give a variance for the garage to be 97 feet from the river and grant the corresponding front setback variance to the street with the conditions: 1) that the garage be 30 feet by 24 feet; and 2) the breezeway be 12 feet in length. Seconded by Lawrence Murch.

**VOTE:** Unanimous.

**NOTE:** There was a request to hear Mary Jalkut's application before the next regular meeting. There was no motion.

**MOTION:** There was a motion and second to adjourn.

**VOTE:** Unanimous.

**ADJOURNMENT:** Patrick Coughlan adjourned the meeting at 7:35 pm.

Respectfully submitted,

Louise H. Lester  
Secretary