

Minutes
Town of Raymond Zoning Board Of Appeals
401 Webbs Mills Road
Raymond, Maine
November 24, 2003

Attendance: Aurel Gagne, Chairman; Peter Leavitt; Michael Higgins; Matthew Schaefer; Lawrence Murch; Jack Cooper, Code Enforcement Officer; Karen Strout, Secretary.

1. Chairman Gagne called meeting to order at 7:05 PM.
2. Approval of minutes:
MOTION was made by Michael Higgins, and seconded by Matthew Schaefer to approve the minutes of the September 29, 2003 meeting as amended. The minutes were amended to show that Jim Caldwell was from Fairpoint, not CMP. The vote was unanimous, with 5 in favor.
3. Public Hearings:
 - a. Map 18, Lot 17E- Rural
Medawisla Run Lot 5
Fortin Home Construction, Inc.
Setback Reduction

Rob Farrington represented Fortin Construction. Fortin Construction is requesting a set back reduction of 14 feet on the front setback in order to sell the property. The building has already been constructed and they cannot get a certificate of occupancy without this reduction. The building is too close to the roadway. This zone requires a 40-foot front setback. The 14-foot reduction would place the building setback at 26 feet.

There was no public comment.

The board asked CEO Jack Cooper to explain why this submission was proposed as a setback reduction and not a variance. Jack explained that it was setback reduction because the reduction did not fall within 20 feet.

The board asked whether or not there had been any correspondence or comment from the abutters. Jack commented that there had not been any.

The board again asked for public comment. Jason Gervais, an abutter, asked how granting this request would affect the abutters. The board stated that this would not be an encroachment on the abutters' property lines. It would be a legal document for that property for the set back from the street. Mr. Gervais also asked whether or not the lot could be further subdivided since it would be almost a seven-acre lot. CEO Cooper stated that the Planning Board would have to decide that, if the owners decided to do this. These are two separate issues. The property owners would have to meet all necessary requirements for subdivision.

When asked how the property was marketed, Susan Lawler stated that the property was not marketed as a sub dividable lot. It was never discussed.

MOTION was made by Michael Higgins, and seconded by Matthew Schaefer to grant the 14 foot setback reduction to 26 feet from 40 feet as requested by the applicant. The vote was unanimous. 5 in favor, 0 opposed.

- b. Map 24, Lot 69 LRR1
84 Swans Road
Roger H. & Joan C. Parks
Set back reduction

Attorney Erika Frank represented Roger and Joan Parks were requesting a 2-foot side setback reduction. There is only 18 feet from the porch to the sideline. It should be 20 feet. There has been no construction in the recent past. The lot dates to the 1950's. The violation was revealed at closing.

There was no public comment or word from any abutters.

A MOTION was made by Matthew Schaefer, and seconded by Lawrence Murch to grant the setback reduction requested from 20 feet to 18 feet for the sideline. Vote was unanimous with 5 in favor, 0 opposed.

4. Other business:

Chairman Gagne commented that he had received a letter on behalf of the Board of Appeals dated October 24 from Don Willard and the Selectmen thanking the board for their dedication, diligence, and service during recent difficult projects.

CEO Cooper updated the board on pending projects.

Chairman Gagne asked Secretary to inquire whether or not Mathew Schaefer's status on the board had been changed from alternate to regular, and if the advertisement was still being run for additional members.

5. Adjournment:

Mr. Leavitt, seconded by Mr. Murch made a MOTION to adjourn at 7:37 PM;
Motion carried unanimously.

Next meeting will be December 29, 2003.

Karen G. Strout

Recording Secretary

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