

Minutes
Town of Raymond Zoning Board of Appeals
401 Webbs Mills Road
March 29, 2004
7:00 p.m. at the Town Hall

Attendance

Members present: Chairman Aurel Gagne; Peter Leavitt; Lawrence Murch; Michael Higgins; and Matthew Schaefer.

Staff present: Code Officer Jack Cooper and Karen Strout, Recording Secretary.

Call to order: Chairman Gagne called the meeting to order at 7:05 pm. All board members were present.

Consideration of minutes dated December 29, 2003:

Motion: With a motion by Lawrence Murch and a second by Michael Higgins, the minutes were unanimously approved as submitted.

Application:

Public Hearing

Map 47, Lot 12-VR1
37 Main Street
Dean Abramson
Setback reduction

Mr. Abramson, referencing his application, explained to the board that he wanted to get a setback reduction in order to build a barn-like structure, which will attach to his home at 37 Main Street. The building will have outside dimensions of 28x30. He had provided site plans and drawings to the board, which are on file. The building will have multiple functions, including: a utility sink area, storage space, painting/drawing/photography studio, music practice area, workshop, and exercise area.

There will also be a small area of construction added to the main house. At the nearest point the construction will come to 10 ½ feet from the property line of Michael Beaumont He had spoken to Mike and he had expressed no objections.

Code Officer Jack Cooper said that he had heard from two abutters that they had no problem with the setback reduction.

Comments from the board:

Peter Leavitt asked about the out building on the plan. Mr. Abramson commented that it was being used for storage and would be relocated to the rear corner of the lot.

A MOTION was made by Lawrence Murch and seconded by Michael Higgins to grant approval for a side setback reduction to 11 ¾' from 20' and a rear setback to 10 ½' from 20' as expressed in the application with the condition that the out building is moved and placed within the setback requirements of the zoning ordinances. Vote was unanimous.

A site walk was scheduled for April 18th at 10 am to commence at the Town Hall.

Meeting was adjourned at 7:30 pm.

Karen G. Strout
Recording Secretary

