

Minutes

Town of Raymond Zoning Board of Appeals 401 Webbs Mills Road

April 26, 2004
7:00 p.m. at the Town Hall

Attendance

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

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

Call to order: Chairman Gagne called the meeting to order at 7:10 pm. There was a quorum present.

Consideration of minutes dated March 29, 2004:

Motion: With a motion by Higgins and a second by Schaefer, the minutes were unanimously approved.

Public Hearings:

- a. Map 23, Lot, 2, LRR1
Stephen Mairs II
42 Plummer Road
Setback reduction of side setback to 10' from 20'

Mr. Stephen Mairs II, the applicant, commented that he had a new septic system installed last summer. His home needs storage and a garage. He is requesting to reduce the side setback from 20' to 10 feet in order to reconstruct an existing garage into a two-car garage with storage on the second floor. The existing garage is currently one bay and the house has no cellar. The applicant needs additional storage space.

Public comment:

James Farrell's (an abutting property owner) only concern was that the natural drainage of the area not be affected. Code Enforcement Officer Jack Cooper assured him that it would not be affected.

Others who had responded in a positive way to the applicant were 2 abutters-Charles Chapman and Steve Bracket.

Comments from the board:

Leavitt asked him to clarify his appeal. The applicant stated that he was requesting a side set back reduction from 20 feet' to 10 feet. The board also asked about the orientation of the garage. Response was that it was parallel to the road. The board discussed the walling in effect that the construction might have of the lake. The board agreed that the new structure was not going to take away the visual panel of the lake.

CEO Cooper commented that the property was a legal non-conforming lot, but it was grand fathered (prior 12-31-86).

Higgins of the board asked about the height of the proposed building. 28 feet was the applicant's response.

A MOTION was made by Higgins and seconded by Schaefer to grant approval for a side setback reduction to 11 from 15' as expressed in the application. Vote was unanimous.

b. Map 6, Lot 38, VRR2
Robert Beeler
15 Tower Road
Setback reduction of side setback to 11' from 15'

Mrs. Beeler spoke on behalf of the project. They request a side setback reduction from 15' to 11' to place a garage on the same side of the house using the existing driveway for access to the new garage. Mrs. Beeler commented that we need storage for an antique car and bike. It would cost more to put on other side. In the application Mr. Beeler states that "the only other place on the property that may have enough set back from all property lines is on the opposite end of the house from the existing driveway. This area will have to be filled with fresh gravel after pushing back the existing loam to provide sound footing for the frost wall and new driveway. Also the water line from my well head would be running under my driveway which could pose a problem with freezing the water supply, ..." Another concern of the applicant is running equipment on the opposite end of the house could be dangerous because of overhead power and phone lines.

Public comment:

A letter was submitted from the Drews who live next door who have no problem with the proposal.

Comments from the board:

CEO Cooper commented that this was another legal non-conforming grand fathered lot established before '86.

The board concluded that it would not serve any purpose to deny this request.

A MOTION was made by Schaefer and seconded by Higgins to grant approval for a side setback reduction to 11 from 15' as expressed in the application. Vote was unanimous.

Other Business:

The board discussed ordinance changes coming up at the 2004 Town Meeting. CEO Jack Cooper explained the changes.

A site walk was scheduled for 10 am May 16th to commence at the New Public safety building.

Next meeting is May 24 because of the Memorial Holiday.

Leavitt and a second by Schaefer adjourned meeting at 7:30 pm with a MOTION.

Karen Strout
Recording Secretary