

Approved Minutes
Town of Raymond Zoning Board of Appeals
401 Webbs Mills Road
July 26, 2004

Members present: Chairman Matthew Schaefer, Peter Leavitt, Michael Higgins, and Mary Picavet. Aurel Gagne and Lawrence Murch were absent.

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

Call to order: Chairman Schaefer called the meeting to order at 7:00 pm.

Consideration of minutes dated June 28, 2004:

Motion: With a motion by Matt Schaefer and a second by Peter Leavitt, the minutes were approved with minor edits. Vote 3/1abstention.

Application:

Public Hearings:
Map 75, Lot 31, R District
L. Allan & Bonnylynn E. Wood
38 Hawthorne Rd.
Set Back Reduction

Chairman Schaefer announced that a public hearing could not be held because of a newspaper error. Although the ad had been received by the newspaper and confirmation obtained from them, the paper had not published the ad for the public hearing. Although the meeting will not be binding, the board felt that it would be worthwhile to listen to the applicant and get some background. This application will be advertised and heard at the August 30th meeting.

The applicant, Allan Wood, explained that he is requesting a variance to establish a new property line between two residential properties. The new line is requested to clear up the ambiguous deed wording and marker location of the existing line and to equalize the side setback for the two properties. The applicant stated that there is no clear deed description, and there are conflicting field markers to define the property line. This problem was created when the strip was split off to give the ownership of the well to the occupants of what is now 38 Hawthorne Road. The applicant stated that he is in the process of having Wayne Wood survey the property and is having a new deed and legal description drawn up. They want to establish a property line with proper definitions, setbacks, and a corrected deed.

A **MOTION** was made by Peter Leavitt and seconded by Michael Higgins to continue this application to the August 30th meeting. Motion carried 4/0.

Other Business:

Next site walk will be held on Sunday, August 22nd at 10:00 a.m. It will begin at the Town Hall.

Adjournment:

A **Motion** was made by Peter Leavitt and seconded by Mary Picavet to adjourn at 7:30p.m.

Karen Strout
Recording Secretary

