



Raymond Zoning Board of Appeals
423 Webbs Mills Road
Raymond Broadcast Studio
MINUTES
Monday, May 22, 2017
7:00 pm

Mr. Murch called meeting to order at 07:16pm. Quorum was declared.

Present: Elden Lingwood, Steve Warshaw, Joanne Stinson, Lawrence Murch

Absent: None

Staff: Recording Secretary Mary Quirk

Approval of Minutes:

September 28, 2015

October 13, 2015

October 19, 2015

MOTION: Mr. Warshaw moved that consideration of the minutes be tabled until members have had time to review them. Ms. Stinson seconded.

DISCUSSION: None

VOTE: Motion passed (4/0/0)

Old Business:

Tabled Application

NAME: Stephen J. & Andrea M. Curtis
ADDRESS: 55 Haskell Ave. Map: 030, Lot: 055/000 Zone LRR1
REASON: 8 ft Side setback reduction (from 20 ft to 12 ft)

At the request of Mr. Murch, Mr. Curtis reviewed the application and the reasons for it.

Ms. Stinson clarified that they need set back reduction, not a variance request. Further, a front set back reduction is not required since the proposed addition will be less non-conforming than the existing structure.

Shoreland Zoning Provisions Section 16 Subsection G Subsection f Items 1 through 8 were deemed to be met.

Ms. Stinson read into the record the memo provided by Code Enforcement Officer Chris Hanson, incorporated by attachment to these minutes.

The meeting was not opened for public comment due to there were no member of the public

It is the sole right and discretion for the Appeals Board to take agenda items out of order.
Deadline for June 26, 2017 meeting is Friday, May 26, 2017 at 3:00 pm.

present.

Mr. Murch asked for a motion

MOTION: Mr. Warshaw moved that the Curtises request for a setback requirement reduction be approved. Ms. Stinson seconded.

DISCUSSION: None

VOTE: Motion passed (4/0/0)

Non-agenda:

Applicant for an open Board position:

The application of Patricia Beaton for a seat on the Zoning Board of Appeals was provided to the Board for review. Due to the extended time between meetings and Ms. Beaton's appointment by the Select Board to serve on the Planning Board, the Board of Appeals agreed to forgo the usual candidate interview and send a recommendation for her appointment to the Select Board.

Mr. Murch asked for a motion

MOTION: Mr. Lingwood moved that the Zoning Board of Appeals recommend to the Select Board that Ms. Beaton be appointed to the Zoning Board of Appeals Mr. Warshaw seconded.

DISCUSSION: None

VOTE: Motion passed (4/0/0)

Adjournment:

Mr. Murch asked for a motion to adjourn 07:21

MOTION: Mr. Lingwood moved to adjourn; Ms. Stinson seconded.

DISCUSSION: None

VOTE: Motion passed (4/0/0)

Mr. Murch adjourned the meeting at 07:21PM

Code Enforcement Officer Communications



Town Office Phone 207-655-4742 Ext
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401 Webbs Mills RD
Raymond, ME 04071

Chris Hanson
Code Enforcement Officer
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MEMORANDUM

TO: Members of the Zoning Board of Appeals

FROM: Christopher Hanson, Code Enforcement Officer

RE: Reduction from minimum setbacks for garage addition
Applicant: Stephan J. and Andrea M. Curtis
55 Haskell AVE; Raymond, ME 04071
Map: 030 Lot: 055/000

Procedural History:

Mr. and Mrs. Curtis have applied for a reduction from the minimum setbacks (Article 6, D) of the Land Use Ordinance. Their property at 55 Haskell AVE is Zone LRR1 and the setbacks required are as follows: 30' front, 20' sides, 30' rear, and 100' from the high water mark. A survey has been provided and the proposed building has been sited on the plan by Flynn Land Surveying, LLC.

The Curtis's are requesting a reduction from the 20' side setback to 12' on the side abutting Jerry and Nancy Cobb. The Cobbs have provided a written statement that they have no objection to the reduction.

The proposed addition would be no more non-conforming for the rear setback to Haskell AVE and no more non-conforming to the high water mark of Crescent Lake. Lot coverage for the existing and proposed addition calculate to 10%. 15% lot coverage is allowed in LRR1.

The Board should go through Article 6, D: Reductions from Minimum Setbacks, Sections 1-8. I believe all the requirements have been met by the applicants and recommend the Board consider approving the application after discussion and any public comment.

I am sorry I can't be at the meeting due to a training that I am attending.

Sincerely,

Chris Hanson
Code Enforcement Officer

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