

TOWN OF RAYMOND
401 Webbs Mills Road
Raymond, Maine 04071
APPEALS BOARD
Public Hearing
Monday, April 27, 1998

ATTENDANCE: Lawrence Murch, Chairman; Peter Leavitt; Michael Higgins; Jackie Hewett; and Jack Cooper, Code Enforcement Officer.

1. Call to order. Lawrence Murch called the meeting to order at 7:00 pm at the Town Hall.
2. Minutes
 - a. March 30, 1998

MOTION: Jackie Hewett motioned to approve the Minutes as written. Seconded by Peter Leavitt.

VOTE: Unanimous.

3. Robert & Suzanne Foley Map 69, Lot 60 125 Wild Acres Road

Seeking a variance to demolish the existing structure and build a year-round home.

DISCUSSION: Mr. Murch reviewed the appeal. Mrs. Hewett indicated that this was not a variance request but an administrative appeal. She referenced page 6 of the Shoreland Zoning Ordinance. Mr. Cooper concurred. Mr. Foley explained that the slope of the land would not be conducive to siting the house anywhere but at its present location. He indicated that the septic system was behind the house as well as planned bulkheads. He said that at the most the house could only be moved back five feet and he felt moving it back even that little bit would decrease the esthetic value of the land. Mr. Cooper said that they had 22 feet back to the retaining wall for the septic system which could be used. There is 14 feet between the two retaining walls in their present plan. There was discussion about the landscaping plan to keep water from going toward the house. Mrs. Hewett explained that the Board's intention is to protect the lakes. Mr. Foley agreed but said that the septic system was larger than necessary and the lake would be protected. He added that the well would have to be within 100 feet from the septic. Mr. Cooper added that the well would have to be sealed to a point to be determined to protect the well. Mrs. Hewett felt they could move back 12 feet and still maintain the septic setback. Arthur Guy from Cape Elizabeth, a seasonal neighbor, supported the plan because it will enhance the area. Ray Littlefield from Buxton, a seasonal neighbor, was in favor. Roy Irving, year-round neighbor, agreed with the plan. There were no negative responses. Mr. Leavitt asked if this would need a 30% expansion variance. Mr. Cooper said the plan would be less than 30%. Mr. Leavitt questioned the daylight basement. Mr. Cooper said it would not be a walk-out basement and therefore would not be included in the square footage. Mr. Leavitt questioned the setbacks. Mr. Cooper replied it would stay the same on one side and favorably gain 2 feet on the other. Mrs. Hewett asked Mr. Cooper's opinion. Mr. Cooper answered that he felt it could be moved back 20 feet and still use the same septic plan. He said with the septic designers OK it could be as close as 15 feet to the septic system. Mr. Leavitt asked if this house plan lended itself to this configuration. Mr. Cooper replied that the ordinance called for the change to be as far back as possible in order to be more conforming to the 100 foot setback requirement. Mr. Foley felt that having the two retaining walls would allow nice landscaping and make the lot look better than having the house at the rear of the lot backed up against a high retaining wall. Cliff Corb, contractor for

Mr. Foley, felt that if they went that far back it would change the design of the house to long and narrow to fit the lot. He added the present cottage is 1171 square feet and they are asking to build at 1522 square foot house an expansion of 351 square feet. Mr. Murch felt this should be postponed until the next meeting so that the Board can do a site walk. Mr. Higgins said the Board's desire is to keep the distance as close as possible to the optimum. Mrs. Hewett wanted to see a picture/drawing of what the plan would look like for an optional house.

MOTION: Peter Leavitt motioned to table until the next meeting. Seconded by Jackie Hewett.

VOTE: Unanimous.

SITE WALK: It was decided to have a site walk Sunday, May 10th at 10:00 am prior to the meeting of May 18th. If anyone cannot make that date, they should get in touch with Mr. Cooper to walk the site with him.

NEXT MEETING: May 18, 1998 at 7:00 pm at the Town Hall.

DISCUSSION: Stephanie Bubier explained that the Selectmen were trying to initiate terms for the Planning and Appeals Boards. She said that Mr. Coughlan and Mr. Murch were given a date of 1998, Mr. Higgins and Mr. Swick 1999, and Mr. Leavitt and Mrs. Hewett 2000. She added that advertising would be done to get new members but the present members were cordially invited to apply as well.

MOTION: Jackie Hewett motioned to adjourn. Seconded by Peter Leavitt.

VOTE: Unanimous.

ADJOURNMENT: Lawrence Murch adjourned the meeting at 8:00 pm.

Respectfully submitted,

Louise H. Lester
Secretary