

TOWN OF RAYMOND
401 Webbs Mills Road
Raymond, Maine 04071

**ZONING BOARD OF APPEALS
Public Hearing**

MINUTES

Monday, May 22, 2000

ATTENDANCE: Peter Leavitt, Chairman; Aurel Gagne; Michael Higgins; Jim Stephenson; Robert Fey; and Jack Cooper, Code Enforcement Officer.

PUBLIC ATTENDANCE: Mark Franco; Aurel Gagne; Paul White; Richard Falcore; and Walter Twineman.

1. Call to order. Peter Leavitt called the meeting to order at 7:00 p.m. at the Town Hall.

2. Consideration of previous Minutes dated April 24, 2000.

MOTION: Michael Higgins motioned to accept the minutes as written. Seconded by Jim Stephenson.

VOTE: Unanimous.

3. Franco, Mark & Tammy 75 Quarry Cove Road Map 67 Lot 33

Requesting a variance for 60% expansion; or

Requesting setback reduction.

DISCUSSION: Mark Franco addressed the Board with a description of his proposed expansion plans. Mr. Franco stated that he had purchased the property in November 1999 and that the property has a holding tank only, no septic system. Mr. Franco indicated that he has since had a well drilled and is planning a 3' crawl space foundation. The main structure is 85' from the high water mark. Mr. Franco reiterated his requests as indicated above.

There was no one present to speak in favor or in opposition to the variance requests.

Mr. Leavitt suggested removing the existing 9' x 8' shed and incorporating the volume into the house calculation. Mr. Franco indicated that he would be willing to do that. Mr. Franco clarified that the septic system is sized for three bedrooms and is pending approval.

A discussion followed regarding volume calculations and the use of trusses to meet the 30% expansion volume requirement. Mr. Leavitt suggested tabling the request until the appellant can submit an engineered plan or vote on it tonight risking that it may be denied.

MOTION: Aurel Gagne motioned to grant the variance with a maximum of 35% volume increase, of the house and shed combined, over what is existing. The shed is to be demolished and crushed stone will be placed around the perimeter of the new foundation to enhance drainage. The new structure will be placed within the same footprint of the current structure. Seconded by Robert Fey.

AMENDED MOTION: Jim Stephenson amended the motion to clarify that the new structure will be the same dimensions as the current structure, but that it will be rotated away from the lake to square it off with the lake. Seconded by Michael Higgins.

VOTE: Unanimous.

VOTE: Unanimous.

4. Woods, Elaine 10 Two Acre Island Map 25 Lot 17

Requesting setback reduction.

DISCUSSION: Paul White, acting spokesperson for Elaine Woods, addressed the Board. Mr. White gave a description of the Woods proposed plan indicating that the Woods want to expand the cottage by adding a 16' x 15' bedroom. Mr. White clarified that the addition will be no closer to the lake than the current structure.

Richard Falcore, neighbor, spoke in favor of the request. Walter Twineman, abutter, also spoke in favor of the request. There was no one present to speak in opposition.

Mr. White stated that the septic system rate is unknown. Mr. Leavitt stated that anything granted tonight would be pending an engineered plan or revised septic system. Mr. Leavitt also noted that some large trees would need to be removed when the addition is put in place and that some new planting would be needed.

A discussion followed regarding gutters and runoff. Mr. Leavitt suggested that Mr. White ditch and dry well it. Mr. White suggested a downspout to a crushed stone area.

MOTION: Michael Higgins motioned to grant the set back reduction with two criteria which include the planting of 4' – 6' trees to replace the two trees being removed and that crushed rock be placed at the drainage system. Seconded by Jim Stephenson.

VOTE: Unanimous.

5. Gagne, Aurel & Roberta 6 Caton Road Map 54 Lot 62

Requesting a variance for a detached in-law apartment;

Requesting a variance for sideline setback; and

Requesting an extension for construction to begin within 18 months and be completed within 24 months.

DISCUSSION: Aurel Gagne formally stepped down from the Board to present his appeal. Mr. Gagne addressed the Board to describe his proposed plan and stated that due to the decreased health of his father, he wants his mother to live with them in a detached structure.

Mr. Leavitt questioned the request for an extension of construction commencement time. Mr. Gagne indicated that he no longer needed the extension of construction commencement time.

There was no one present in favor or in opposition to the requests.

Jack Cooper formally stepped down from the Board and spoke, as a neighbor, in favor of the requests.

Mr. Leavitt discussed the intent of the in-law apartment restrictions.

Mr. Gagne indicated that the set back reduction is needed for a proposed deck. Mr. Gagne also indicated that the septic system has been replaced but that if two new bedrooms are added, he will need a new septic design as the current system only allows for three bedrooms.

MOTION: Robert Fey motioned to approve the variance request for a detached in-law apartment as shown in the sketch plan as well as the variance request for sideline setback. Seconded by Peter Leavitt.

VOTE: Unanimous.

Other business.

DISCUSSION:

Mr. Cooper briefed the Board on the current situation at Indian Point. Mr. Cooper explained that he had visited Indian Point to inspect the new septic tank and piping and at that time noticed new patio rooms and Florida rooms that exceeded the 30% expansion rule. Mr. Cooper sent notices of violation to 23 property owners at Indian Point. The residents must respond by 6/10/00 in order to meet the 30-day notice requirement. Mr. Cooper stated that he walked Indian Point with a representative of the DEP. Mr. Cooper has also spoken with Rich Baker in Augusta who feels that Indian Point is not exempt as a campground. Mr. Leavitt questioned fines in this matter. Mr. Higgins suggested consulting the town attorney.

Adjourn.

MOTION: Robert Fey motioned to adjourn. Seconded by Jim Stephenson.

VOTE: Unanimous.

ADJOURNMENT: Peter Leavitt adjourned the meeting at 8:25 p.m.

The date of the next Appeals Board Site Walk is scheduled for June 4, 2000 at 10 a.m. The next meeting of the Appeals Board will be held on June 26, 2000 at 7:00 p.m.

Respectfully submitted,

Elisa A. Trepanier

Recording Secretary