

ZONING BOARD OF APPEALS

Public Hearing

MINUTES

Monday, December 18, 2000

ATTENDANCE: Peter Leavitt, Chairman; Aurel Gagne; Lawrence Murch; Robert Fey; and Jack Cooper, Code Enforcement Officer.

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 November 27, 2000.

MOTION: Lawrence Murch motioned to accept the minutes of November 27, 2000 as written. Seconded by Aurel Gagne.

VOTE: Unanimous.

3. Steven M. Brackett Map 23 Lot 29 47 Plummer Drive

Requesting a setback reduction.

DISCUSSION: Steven Brackett offered a description of the proposed project stating that he plans to convert the dwelling to a year round residence by updating the septic system and placing a foundation under the camp in its current location. Mr. Brackett further explained that the camp currently sets 12' from the neighboring property line.

Mr. Leavitt read a letter from Virgil Thomas and Lorraine Schwenk, abutters, in support of Mr. Brackett's request for a setback reduction.

Mr. Thomas and Ms. Schwenk were present and stated that they had no objection to the request as the house would remain where it has always been.

Mr. Leavitt confirmed with Jack Cooper that a request for sideline setback doesn't require the applicant to meet the four points of hardship. Mr. Leavitt also confirmed that the structure is located 210' from the lake.

Mr. Brackett explained that if he moved the structure over by 8' he would not be able to add a garage in the future.

MOTION: Robert Fey motioned to approve the request as submitted. Seconded by Lawrence Murch.

VOTE: Unanimous.

4. Other business.

a. The Board secretary requested e-mail addresses for Board members. Lawrence Murch does not have an e-mail address and Mr. Higgins and Mr. Stephenson were not present.

b. Mr. Leavitt read the proposed Annual Report for the Zoning Board of Appeals. The Board indicated their approval.

c. A discussion followed regarding a recent Appeals Board mailing of an article from the Maine Building Officials Newsletter.

d. A discussion followed regarding the procedure for ordinance changes.

e. A discussion followed regarding enforcement of variance restrictions.

f. Indian Point – Mr. Cooper updated the Board on the status of the Indian Point violations stating that approximately 16 cases have been resolved and others are in the process of moving their structures to meet the setback requirements.

g. Bauer & Gilman – Mr. Cooper updated the Board on the status of negotiations with Bauer & Gilman for a consent agreement. Mr. Cooper indicated that the Town of Raymond had not yet filed suit. Mr. Leavitt confirmed with Jack Cooper that Bauer & Gilman had not officially requested a withdrawal of their application.

5. Adjourn.

MOTION: Robert Fey motioned to adjourn the meeting. Seconded by Lawrence Murch.

VOTE: Unanimous.

ADJOURNMENT: Peter Leavitt adjourned the meeting at 7:26 p.m.

Respectfully submitted,

Elisa A. Trepanier
Recording Secretary