



401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742

ZONING BOARD OF APPEALS MINUTES
August 29, 2005

Members present: Matthew Schaefer, Chairman; Lawrence Murch, Michael Higgins, Peter Leavitt, and Elden Lingwood.

Members absent: Mary Picavet

Staff present: Jack Cooper, Code Enforcement Officer and Louise Lester, Town Clerk.

Staff absent: Karen Strout, Secretary.

Others present: Theresa Gagnon, Winnifred Gagnon, and Tom Anderson.

1. Call to order:

Matthew Schaefer called the meeting to order at 7:06 pm at the Town Office.

2. Approval of Minutes dated June 27, 2005:

MOTION: Matthew Schaefer motioned to approve the minutes of June 27, 2005 with the following corrections: page 1 line 2 Eden should be Elden; page 4 line 2 should read "The board's decision is completely....."; page 4 line 3 the last sentence should be deleted; page 4 line 6 should read "Moved by Matt Schaefer and seconded by Mike Higgins to deny a variance which would allow a division of the existing parcel in a manner that would create a parcel with only an accessory structure"; page 4 line 7 delete "to be built on their property". Seconded by Mike Higgins.

VOTE: Unanimous 5-0

3. Public Hearings:

Map 42, Lot 39 LRR1

Theresa M. Gagnon

56 Lakeside Drive

Side setback reductions from 20' to 14'11" to build a 24'x 24' garage.

DISCUSSION: Theresa Gagnon explained that she had been a resident of Raymond since 1998 and this has been a year round home. She would like to build a garage for storage. Mr. Schaefer noted that her lot was divided by Lakeside Drive but the lots are abutting and therefore considered one lot. Ms. Gagnon said that the garage would

be on the back lot. Mr. Schaefer warned Ms. Gagnon that because the two lots are abutting they can't be separated if built upon. Mr. Higgins noted that this request was different from the usual because they are asking for setback reductions on both sides of the lot. Mr. Cooper said that this has happened before though rarely. Mr. Leavitt asked how far from the leach field the garage would be? Mr. Cooper relied 15 feet.

MOTION: Elden Lingwood motioned to approve the variance. Seconded by Mike Higgins.

VOTE: Unanimous 5-0

4. Other Business:

Kenneth Thompson vs. Town of Raymond

Mr. Cooper announced that the Thompson boathouse had been moved the 100 feet from the shoreline and said that it was very attractive being two and a half stories. Mr. Schaefer asked if they intended to replace the boathouse on the shore. Mr. Cooper replied that they can replace it without any changes from the original building. Mr. Leavitt asked if they had to pay any fines. Mr. Cooper answered that they paid fines and legal costs.

5. Adjourn:

MOTION: Lawrence Murch motioned to adjourn. Seconded by Matthew Schaefer.

VOTE: Unanimous 5-0

NEXT MEETING: September 26, 2005 7:00 pm at the Town Office if there is any business.

ADJOURNMENT: Matthew Schaefer adjourned the meeting at 7:16 pm.

Louise H. Lester
Town Clerk