



Appeals Office

401 Webbs Mills Road
Raymond, Maine 04071

☎ 207.655.4742

February 27, 2006

**BOARD OF APPEALS
MINUTES**

7:00 P.M. at the Town Office

Members present: Chairman Matthew Schaefer, Elden Lingwood and Mary Picavet. Lawrence Murch, Michael Higgins and Peter Leavitt were absent.

Staff present: John Cooper, Code Enforcement Officer; Karen Strout, Recording Secretary.

Call to order: Chairman Matthew Schaefer called the meeting to order at 7:07 pm.

Consideration of minutes dated January 30, 2006:

Motion: moved by Mary Picavet and seconded by Elden Lingwood to approve the minutes of the meeting as presented. Vote was unanimous 3/0.

Public Hearing:

Map 52, Lot 40 LRR2

5 Crockett Road

Cynthia J. Gaudette

Requesting rear set back reduction from 30' to 21'

The Public Hearing was opened by Chairman Matt Schaefer. The applicant, Cynthia Gaudet, explained that she wanted to build a 10' x 14' screened in porch on the back of her house. She stated that she had 33' from the back of her house to the property line and was asking for a reduction which would leave her 21' from the line. She further added that she needed the SBR to build the porch and the steps.

When asked about her neighbors Gaudet explained that she believed the lot at her rear property line was unbuildable, and the lot on her westerly side was wooded. The easterly side did have a residence. There were no abutters present to speak for or against the request.

CEO Cooper commented that the lot to her rear might be buildable, but that it would be subject to soils tests. He stated that there were wet areas on that lot.

MOTION: moved by Chairman Schaefer and seconded by Mary Picavet approve the set back reduction to no less than 21' of the rear lot line, as requested in the application, which would allow for the 10'x 14' porch building. Vote was unanimous 3/0.

Discussion: Consensus was that no one would be adversely affected and that there may never be a neighbor occupying the the parcel to the rear.

Other Business:

The Secretary reported that there were no applications submitted for the March 27th meeting. The next Appeals Board meeting would be April 24th, if applications were submitted by the March 25th deadline.

MOTION: moved by Schaefer and seconded by Murch to adjourn at 7:16 pm. Vote was unanimous.

Karen Strout
Board of Appeals Secretary