



Monday, December 17, 2007

**BOARD OF APPEALS
MINUTES**

Jordan Small Middle School Broadcast Studio
7:00 pm

ATTENDANCE: Chairman Matthew Schaefer; Elden Lingwood; Mike Higgins; Lawrence Murch; and Peter Leavitt.

MEMBERS ABSENT: Mary Picavet.

STAFF PRESENT : John Cooper, Code Enforcement Officer.

Call to order: Chairman Schaefer called the meeting to order at 7:00 pm at the JSMS Broadcast Studio.

Approval of minutes dated October 29, 2007.

MOTION: moved by Leavitt and seconded by Schaefer to approve the minutes with a minor edit: the deletion of a direct quote on page 3 made by Bill Robinson to be replaced with *it did not come to mind*.

Vote: 5/0 to approve.

Public Hearings:

**Map 69, Lot 45 LRR2
o Wild Acres Rd
Keith Eames**

Chairman Matt Schaefer stated for the record that the applicant was requesting a rear set back reduction from the road of 15 feet in order to use the lot as a personal campsite. He would like to obtain a permit to park a small portable, self contained camper on the lot for 90 days annually.

Code Officer Cooper commented that their had been an administrative oversight at the time the application was accepted. A set back reduction is only permitted on a lot with a permanent structure. Cooper further added that a temporary structure would also need to meet the set back requirements.

Attorney Robert Beaudreau spoke on behalf of the applicant stating that he felt the use proposed by Mr. Eames was consistent with present uses in the area. He added that

since Mr. Eames had 1 1/2 acres and could meet the lake set back of 100 feet, this new self contained camper would not make any negative impact. Since the camper would be used only by Mr. Eames and occasionally his son, there would be limited vehicular traffic- one or two cars on the lot.

PUBLIC COMMENTS:

Chairman Schaefer read the names and dates of several letters written in opposition to Mr. Eames' request. These letters are on file in the Appeals Board file for this property.

Butch Guimond of Cape Point Road read a letter to the Board listing several concerns. This letter is on file.

Dawn Dyer of Sawyer and Minot read a letter signed by 14 members of the Raymond Cape Association voicing their concerns about the affect this use would have on the resale value of their properties and the deed restriction placed on the lot at the time of the sale in September, 2007. She offered a copy of the deed to the Chairman for review which has also been placed on file.

MOTION: moved by Higgins and seconded by Leavitt to deny approval.
Vote: 5/0.

**Map 66, Lot 21 LRR2
27 Blueberry Point Road
Dudley W. Hall**

Applicant stated that they were requesting a change of use for a small cabin from a storage area to a living space, so that it can be used as a summer rental. The small a-frame building was originally used as guest sleeping quarters, then later for storage.

PUBLIC COMMENTS:

Shirley Fielder an abutter spoke in favor or the application commented that it was a cute spot for a rental and that the revenue generated would help with the tax increase.

DISCUSSION:

Board was told that the structure was approximately 30 feet from the lake. CEO Copper responded that they would need to put in a bathroom and kitchen, if it were to be rented. Leavitt added that this would be making a non-conforming structure more non conforming. Higgins commented that the resumption of use as a living space that was discontinued built the barrier even higher because of the time that had elapsed.

MOTION: moved by Leavitt and and seconded by Murch to deny the request.
.following:

Vote: 5/0.

Adjournment.

MOTION: moved by Lingwood and seconded by Schaefer to adjourn at 8:30 pm.
Vote: 5/0

Minutes taken for dvd which is the legal record of the meeting.

*Karen G. Strout
Recording Secretary*