



Raymond Zoning Board of Appeals
423 Webbs Mills Road
Raymond Broadcast Studio
Minutes
Monday, May 20, 2019
7:00 pm

Chair Joanne Stinson called meeting to order at 07:11pm. Quorum was declared.

Present: Leonard Cirelli, Chair Joanne Stinson, Louise Lester, Eric Welch

Absent: Patricia Beaton

Staff: Code Enforcement Officer Scott Dvorak; Recording Secretary Mary Quirk

1. New Business

Appeals:

APPLICANT: Robert and Gail Volpi
LOCATION: Map: 068; Lot: 008/000 Zone LRR2
51 Quarry Cove RD
REASON: Side Setback Reduction

PUBLIC PORTION:

Robert Volpi – elevation of garage, pitch of driveway, ice formed from run-off, road run-off toward lake, water in basement. Wants to lift garage approx. 1 ft to improve pitch and expand garage. Joanne Stinson – describe landscaping to help. Want to remove 50%-60% of concrete driveway and replace with

Stinson – why is expansion of garage and the connector to the house part of run-off issue.

Burton Stein – neighbor has no objection to plans

No opposed; No other speakers

Stinson read regulations

15A – setback reduction appeals – not permissible from water, must have residential structure, no infringement on neighbor privacy;

6 – not construction of more than one garage

7 - 15%

8 – minimum required for the project

Stinson concern: focusing on water issues. Why garage needs to expand to fix the problem
Clarified for Lester that NOT a variance so hardship does not apply. This is a setback variance.
Board can approve with condition that it not exceed the 15% coverage. Board proceeded to rough calculation %. Current coverage appears to exceed 15%. Can't permit to increase impervious – can expand forward along the driveway within the setbacks. Can't include land dock in calculation of impervious.

It is the sole right and discretion for the Appeals Board to take agenda items out of order.

Setback reduction requirements – vote 1 at time:

Section F:

1. Met
2. Met
3. Met
4. N/A
5. Met
6. Met
7. Not met
8. Met

Has not met all conditions Denied appeal.

Chair Stinson asked for a motion

MOTION:

DISCUSSION:

VOTE:

APPLICANT: David Gerrish/The Brake Exhaust Center

LOCATION: Map: 055; Lot: 061/000 Zone C
1219 Roosevelt TRL

REASON: Conditional Use: Sell used cars

Dave Gerrish: history of occupying location. Insufficient income from repairs. Wants to keep employees during winter.

Cirelli: 3 employees; other tenant A/C Auto does sell used cars;

Lester-Dvorak: 1999 oldest information available. Parking spaces – not particularly relevant since those are counted for employees and customers.

Gerrish: Would need to double park used cars.

Stinson: adding employees? Not initially. Focus on keeping employees during winter.

How change business? Buy used cars, have employees repair

Needs town approval before going to state.

SD: can put a condition if he can't get state approval, cannot proceed.

Fire Inspector has been working with applicant to complete list

Stinson read Fire Inspector's memo into record.

Cirelli: disabled vehicles on lot. Gerrish – employee project and customers who don't want to pay for repairs – they need to remove or bring title so he can.

Cirelli – Fire Inspector's condition

Notification to CEO of state approval.

Commercial district intent.

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F3

Article 9 – minimum standards for conditional uses

a.

1. Met
2. Met
3. Met
4. Met
5. Met
6. Met
7. Met
8. Met
9. Met
10. Met
11. N/A

Vote: 4/0 in favor

Met all requirements

Conditions: Fire Inspector's condition for plan of correction submitted by 05/24 and corrections are in process.

Notification to CEO of state approval.

Cirelli – Second. All vote for.

Chair Stinson asked for a motion

MOTION:

DISCUSSION:

VOTE:

Code Enforcement Officer Communications

Potential conditional use for next meeting.

Next agenda – review by-laws

Adjournment

Rick/louise