



**Raymond Zoning Board of Appeals**  
423 Webbs Mills Road  
Raymond Broadcast Studio  
**MINUTES**  
**Monday, August 26, 2019**  
**7:00 pm**

Chair Joanne Stinson called meeting to order at 07:00pm. Quorum was declared.

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

**Absent:** Patricia Beaton

**New Business**

**Public Hearing:**

**APPLICANT:** Zachary A. Davis  
**LOCATION:** Map: 024 Lot: 020/000; Zone LRR1  
66 Swans RD  
**REASON:** Setback Reduction

Len Cirelli - Review of Site Walk  
Applicant: Presented reason for the application  
Louise Lester – why not on front?  
Why not smaller; why not other location  
ZD: read 2 letters from neighbors expressing no opposition

Public comment opened at 7:10pm  
None supporting

Lloyd Aspinall 71 Swans RD; summer resident; also owns a back-lot abutting Davis property; concerns about run-off; presented photos of driveway and pitch of road; believes construction will result in water running onto his property; doesn't want a building that close to his property. Says 2 contractors said would devalue his property. Pitch of roof to increase water running down driveway.

Dianna Martin 60 Swans; believes drainage concerns could be addressed  
Zachary Davis responded – berms, etc., are fine; if put at another location would require a new driveway; many problems of where the houses were built

Public Comment closed 07:35

More board discussion

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

Stinson: Items to be considered

- 1.
- 2.
3. Unreasonable imposition on privacy of neighbors – Louise believes it does
4. Reasonable conditions:
  - a. Work with road association
  - b. Work with a licensed professional develop and incorporate an erosion and run-off control plan
  - c. Submit plan to CEO for review
5. No additional dwelling units – Met
6. Not more than one garage – Met
7. Not adding impervious surface greater than 15% - Met
8. Minimum required to achieve purpose and does not exceed minimum of 10'

Dianna Martin – neighbor is engineer with Woodard & Curran is available to neighbors

CEO: discussion of options to prevent water run-off to neighbor's property. Crushed rock at drip-edge; berm to prevent running to road.

Stinson asked Aspinall if suggested fixes would alleviate his concern. Aspinall still concerned. Would want a wall rather than berm or rocks.

Davis – pitch of roof away from neighbor

CEO: DEP and Cumberland County Conservation could provide free suggestions

Motion to approve: Cirelli/Lester 4/0/0

### **Signing Finding of Facts**

Dobson/Roma Conditional Use application  
Stinson will make edits and forward to Secretary.

Zachary Davis – will prepare quickly

### **By-Laws Workshop**

Lester read into minutes the current by-laws  
Change

### **Administrative Items**

Proposal: eliminate the regularly scheduled Zoning Board of Appeals meetings from the last Monday of the month to the last Tuesday of the month.

### **Code Enforcement Officer Communications**

**Adjournment:** adjourned 08:34pm