



**Raymond Zoning Board of Appeals**  
 423 Webbs Mills Road  
 Raymond Broadcast Studio  
**Minutes**  
**Tuesday, May 25, 2021**  
**7:00 pm**

**Call to order:** Chair Cirelli called the meeting to order at 7:00pm

**Present:** Chair Len Cirelli, Vice-Chair David Murch; Patricia Beaton; Tom Hennessey

**Absent:** None

**Introduction of new Administrative Assistant/Recording Secretary**

Sandy Fredericks – CEO made introduction

**Interview of Applicant for membership of the Board**

Greg Dean – approved to forward to Board of Selectmen

**New Business**

**Public Hearing**

APPLICANT	Robert E Guy
LOCATION	367 Webbs Mills RD; 010/124/000; Zone R
DESCRIPTION	Setback Reduction

Chair read notes from site walk  
 Cirelli asked applicant to state his case  
 Board directed questions to applicant  
 Board reviewed and discussed criteria for approval  
 Consulted CEO regarding the ordinance wording  
 Tabled application until legal opinion obtained on aspects of the ordinance regarding setbacks and definition of residence

APPLICANT	Jessica Bates
LOCATION	3 Cape RD; 075/027/000; Zone LRR2
DESCRIPTION	Conditional Use and Variance Provisions for Non-Conforming Use

08:03  
 Chair read notes from site walk  
 Referenced neighbors are Jeff Siegel and Bethany Perkins at 7 Cape RD  
 Cirelli asked applicant to present her case  
 Board directed questions to applicant  
 Consulted CEO regarding home occupation, traffic pattern options  
 Additional questioning of applicant focusing on operations

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

Chair read the standards which must be met for a home occupation  
Consulted CEO regarding “taking their word”  
Board agreed to proceed with approval process  
Consulted CEO regarding conditional use and home occupation  
Board reviewed and discussed criteria for approval

1. meets
2. meets
3. meets
4. meets
5. meets
6. meets

Cirelli moved to approve with conditions  
Beaton seconded  
Vote: 4/0/0

### **Code Enforcement Officer Communications**

Address issue of ordinances not updated.

### **Adjournment**

**09:16 Cirelli moved to adjourn; Murch seconded 4/0/0**