



Raymond Zoning Board of Appeals
423 Webbs Mills Road
Raymond Broadcast Studio
Minutes
Tuesday, June 28, 2022
VIA ZOOM
7:00 pm

Call to order: David Murch called the meeting to order at 7:00 pm and a quorum was declared

Roll was Called

Present: David Murch, Chair; Greg Dean, Vice Chair; Tom Hennessey, Fred Miller and Pete Lockwood

Staff: Alex Sirois, CEO and Sandy Fredricks, Administrative Assistant PB & ZBA

Murch read the Opening Statement into the Record as well as the Agenda.

Murch stated that on the May 31, 2022 Minutes regarding the Haas-Wilson application should say no representative of the applicant attended. Minutes will be corrected to reflect the change.

Murch moved to approve the May 17, 2022 Minutes as written and May 31, 2022 Minutes as modified.

Hennessey seconded.

Any discussion? None

All in favor? 5 yes (Murch/Hennessey/Dean/Miller/Lockwood) - 0 no - 0 abstain

Murch read emails from Gregory Braun, Esq., Leah Rachin, Esq. and Eric Wycoff, Esq. regarding continuation of tabling of the 18 Fernwood and 28 Whitetail Administrative Appeals.

The Board engaged in lengthy discussion regarding continued tabling, and they are not in favor of an additional tabling after this time.

Dean moved to continue the NOV matters on the table until the July 26th, 2022 Board meeting.

Murch seconded.

Any discussion? None

All in favor? 5 yes (Murch/Hennessey/Dean/Miller/Lockwood) - 0 no - 0 abstain

The Board moved on to the Application of Eric Kollman-Furnish

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| APPLICANT | Eric Kollman-Furnish |
| LOCATION | 90 Tenny Hill Road; 018/015-000; Zone R |
| DESCRIPTION | Setback Reduction |

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Murch moved to remove this matter from the table for discussion.

Dean seconded.

Any discussion? None

All in favor? 5 yes (Murch/Hennessey/Dean/Miller/Lockwood) - 0 no - 0 abstain

Murch recapped the matter and inquired with Lockwood what he had done to familiarize himself with the matter. The Board was satisfied that Lockwood was familiar with the matter and was up to date to participate.

Danelle Milone, Esq. was present on behalf of the applicant to discuss their request to table to a future meeting. Milone stated her client has been advised it would be October before the survey could be prepared as requested by the Board.

The Board discussed the issues presented by abutter Ray Richardson who had technical difficulties during Public Hearing last month.

Dean moved to table the application to no later than November 29, 2022 meeting.

Miller seconded.

Any discussion? None

All in favor? 5 yes (Murch/Hennessey/Dean/Miller/Lockwood) - 0 no - 0 abstain

The Board addressed the application filed by Deborah Haas-Wilson

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| APPLICANT | Deborah Haas-Wilson et al. |
| LOCATION | 184 Deep Cove Road; 061/38, 39 & 40; Zone LRR2 |
| DESCRIPTION | Setback Reduction |

Dean moved to remove the application from the table.

Miller seconded.

Any discussion? None

All in favor? 5 yes (Murch/Hennessey/Dean/Miller/Lockwood) - 0 no - 0 abstain

Murch provided a recap of the site walk and then asked if anyone was present to present the matter. Matthew Wilson stated he is Deborah's son and would be answering any questions the Board had.

Matthew explained the request and added they may wish to add an office over the garage and raise the height to 25' at a later date. Matthew continued they are looking to move the garage further from the water. Miller stated it appeared they are looking to move it 6' forward.

Matthew stated they are looking for it to be a 15' setback from the Right-of-Way. Hennessey stated the Board isn't allowed to modify anything that isn't 100' from the water. The Board discussed this issue in depth to fully understand the ordinance provisions and the applicant's request.

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Murch opened the Public Hearing at 8:05. There being no one wishing to speak, Murch closed the Public Hearing at 8:07.

The Board addressed items 1 through 8 in the Ordinance to allow granting of the application. The Board agreed that this matter met all requirements with a special condition per item 4 that No Additional Dwelling Unit can be created as part of this appeal.

Murch moved to approve the setback reduction to 15' from the front Right-of-Way with the condition that No Additional Dwelling Unit can be created as part of this appeal.

Dean seconded.

Any discussion? None

All in favor? 5 yes (Murch/Hennessey/Dean/Miller/Lockwood) - 0 no - 0 abstain

The Board addressed the Application of Fred Hollister

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| APPLICANT | Fred Hollister |
| LOCATION | 67 Wild Acres Road; 069/008/000; Zone LRR2 |
| DESCRIPTION | Setback Variance – Side setback from 20' to 3' 4" to allow construction of a 12' x 8' storage shed |

Murch asked the applicant to present the matter. Fred Hollister explained his request is to allow placement of a storage shed without impeding access to the circular drive.

Murch stated the Board had received an email from abutter Bob Dillenback. Dean read the email into the record. Discussion continued among Board members and applicant stating it is for 3'4" setback to allow an 8' x 12' shed. Hollister stated there would be no plumbing or electric in the shed.

Murch opened the Public Hearing at 8:23. No one wished to be heard and Murch closed the Public Hearing at 8:25.

The Board reviewed each of the 4 hardship criteria and explained to the applicant that he must meet all 4 criteria in order for them to grant the application.

Item 1: That the land in question cannot yield a reasonable return unless the variance is granted. The Board unanimously agreed this criterion was not met;

Item 2: The need for the variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood. The Board unanimously agreed this criterion was not met;

Item 3: The granting of the variance will not alter the essential character of the locality. The Board unanimously agreed this criterion was met;

Item 4: The hardship is not the result of action taken by the applicant or a prior owner. The Board unanimously agreed this criterion had been met;

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Murch moved that the Board deny this application due to only 2 of the 4 hardship criteria being met.

Dean seconded.

Any discussion? None

All in favor? 5 yes (Murch/Hennessey/Dean/Miller/Lockwood) - 0 no - 0 abstain

The Board moved on to CEO Communications. Sirois updated the Board that the Ordinance amendments all passed at Town Meeting 2 weeks ago. He further advised that the Codification is almost complete and there will need to be a Special Town Meeting, most likely in the Fall, to adopt the Codification.

Murch moved to adjourn

Dean seconded

Any discussion? None

All in favor? 5 yes (Murch/Hennessey/Dean/Miller/Lockwood) – 0 no – 0 abstain

ADJOURNED 8:45 P.M. June 28, 2022

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