

Zoning Board of Adjustment
Public Hearing
August 29, 2018

Board members: Don Revane, chair, Bruce Carpenter, Ralph Marinaccio, Andrew Hatch (missing Jack Sheehy).

Visitors: George Chicoine, Roger Chicoine Doreen, and Norman Gingras, David Barkie, John Rankin
Corinne Tetrault, Chantel Voisine, Shawn Voisine, Anthony Costello.

Meeting called to order: 7:01 pm, Revane called the first appeal to be heard, Re: Rankin

Revane: made notice that the board members had visited the site are there any questions or concerns.

C. Tetrault: Corinne introduce herself as an abutter they had questions about the letter and the 6' variance that was written.

Rankin: corrected he applied for an equitable waiver and that was a miss print

DeFosse: Confirmed that was correct, it should have read equitable waiver, error on my behalf.

C. Tetrault explained she would like to put up a garage and is this going affect her plans. Tetrault provided her plans and the board reviewed. Tetrault concerned with the buildings being so close would there be a fire issue. Revane believed it is 35' but would confirm with the state there is nothing in the Town's Land Use Ordinance.

Rankin: explained that he applied for an equitable waiver it has been the same since 2003 and felt he had the right to reconstruct.

Both Tetrault and Rankin had no problem with one another's construction

Ralph M: Asked Ms. Tetrault would the plastic storage units be removed that are currently on one's property.

Tetrault: Yes they are only temporary.

Revane: Is there any further discussion on Rankins equitable waiver/ review for consideration closed at 7:14 pm.

Revane called to order the next appeal at 7:17 pm Chicoine. 1700 Valley Rd. Carport that was pre-constructed without a building permit. Is there anyone with any questions or concerns?

Hatch: visited the resident and addressed and reviewed who the abutters were and mentioned and realized Mr. Chicoine was his own abutter and there would not be room on the other lot.

Barkie: I am an abutter and I am fine with the carport

Revane: Reviewed the variances asked the board if there were any other questions or concerns
Revane closed Chicoine's appeal and advised he would have an answer in a couple days. 7:18 pm

Revane: as an abutter on Cove Road the following appeal application I will recuse myself as a board member and will not have a vote, Andrew Hatch will run the meeting 7:20 pm

Andrew: This is a continuation to hear the Gingras/Barkie (builder) appeal for variances on Cove road to construct a year-round home. Mr. Barkie had provided the requested plans to the board for further review. Re: Copy of house plans and received letters from the abutters with concerns and why the variances should not be approved.

Andrew: Are there any changes in property plans.

Barkie: Yes current plan was 24 X 30 we have changed the plan to 26 x 26 smaller and this allowed to shift the house which would eliminate one of the variances on the sideline towards Langtry and the increases unaltered state, it will also decrease the road frontage a foot. Barkie provided the redesign.

Andrew H Concerns about the confines & restriction of equipment tear up the road and getting the lot cleared.

Barkie: It is a small road we would have to be very careful and we would have to fix the road is damaged.

Carpenter: Why is there a slide out on the doorway on the waterside, is it a walkout

S Voisine: It matches our house next door

A Costello: It has a 12" overhang. Revane commented the walk out to ground level is the living space.

C Voisine: We have parking at our house and we will allow the equipment to be placed there during construction. We have spoken to Charlene intensively and provided her with copies of the plans.

Revane: I received a phone call she has not seen the new house plans.

Andrew: Elaborated on Charlene Langtry letter and the letter is worded strongly with her concerns, how the neighbor is going to affect today and the future of Cove Rd.

Barkie: Expressed that he has to meet the shoreland with all conditions it is a serious offense if not followed.

S Voisine: Personal issues with Dave Barkie should be put aside and let's just go with the facts. Voisine felt the last meeting Barkie was picked on. Voisine, respect all options

Marinaccio: We are all here to sort things out, we are here in the interest and good for the town, to be fair an honest, it's not the time nor place for a personality conflict. I basing my opinion on facts and facts only.

Andrew: Charlene Langtry August 10, 2018 letter was brought forward with a brief overview of being against the variances. Andrew brought Ms. Langtry up to speed with the changes of not needing a variance along her side lot line due to shifting the house more towards Voisine.

Langtry: After hearing the changes and explanations I am still a concern with the number of houses in the neighborhood.

Gingras: We bought this lot on good faith we are in \$90,000.00 of our retirement money in order to do this, two years ago. What more of a hardship could this be?

Andrew: Do you understand the process its not a hardship as relative to due diligence on your behalf and your contractor on how the process works.

Andrew: Ms. Langtry how do you still stand, same as my letter not in favor.

Barkie: Felt the process should be changed

Andrew: If one was serious knowing you would be running into variances you should have come to the board & test some ideas, not saying we would suggest that if you go this way we would approve your variances.

If there are no further comments we will be closing this Public Hearing and reviewing tonight's appeals. Revane voted to enter a nonpublic hearing, Carpenter second all voted in favor. The board will have their decision in a couple of days

Adjourned 8:15 pm