

Zoning Board of Adjustments
July 25, 2018

Board Members: Don Revane, chair, Andrew Hatch, Ralph Marinaccio, Bruce Carpenter

Visitors: Dave Barkie, Gary Carney, Doreen, and Norman Gingras, Shawn and Chantel Voisine, John Rankin, Tony Percoco, Charlene Langtry, Kathy Panzieri, Carol and Jim Devine, Roger and George Chicoine.

Revane opened the meeting at 7:00 am

Announced the board is present with exception of Jack Sheehy, this is a public hearing and a couple of clarifications. All site visits are independent with no other board member and will be reviewed and voted on independently.

I as an abutter to the Gingras appeal I will excuse myself and sit on the public side as an abutter. Again an abutter only not as ZBA.

Carney Appeal

Revane: Application was reviewed and accepted each member visited the site individually to gather information. I will open to the board and the public to express any concerns or recommendations.

Marinaccio: Well laid out and marked, no concerns with this appeal.

Revane: Confirmed there were no further comments we will close this appeal and the board will discuss and vote and forward decision in a couple days.

Carney reviewed closed at 7:04 pm

7:05 pm

Barkie/ Gingras

Revane: At this time I will recuse myself from the ZBA board due to being an abutter on Cove Road will remove myself from the table and become public.

Hatch: This is a continuance from a previous Public Hearing held last month.

Barkie Opened to make 6 points that make this lot unique, lot is .32 acres next to the abutter was only .23 (Voisines), heavily wooded on both sides, shoreland has to remain in an altered state, provides a buffer on other lots, smaller house and not as congested as other lots on the road. I have no other buildable lots this would be the last one.

D. Gingras: If we are not allowed to build this would be a financial hit we have used 90,000.00 of our retirement we did not want to have a loan on this property.

Barkie: Referenced the abutter Voisine which was a smaller lot and it was approved from the last board.

Hatch: Asked the Gingras's when they purchased the lot?

D Gingras: We understood when purchased this was a buildable lot and we purchased the lot when Shawn bought theirs (abutter).

Hatch: Asked Charlene L. if she had seen the house plans?

Langtry: No have not seen the plans, the board provided the plot plans and she commented that she is concerned with what she already see the neighbor's house (Voisine) with what Barkie already cleared and concerned with the quality of life with a house so close to her property line.

Barkie: Expressed to Charlene what would need to remain for the buffer

The board explained to Charlene what requested variance would be toward her property, it would be 18' variance. Charlene was a concern being so close and she was not in favor.

Hatch: There is a discrepancy of the perimeter as planned.

Barkie: I did not stake it's impossible to get it accurate and I cannot help the contractor does not place the house correctly.

Hatch: There are considerable concerns, sq footage on the application, the layout, (flat or slope) changes everything. Hatch reviewed again with Mr. Barkie just because previously approved variances does not guarantee future variances will be granted. This new board is looking at the current appeal not what has happened with the last board.

Marinnacio: Address to Barkie that the board needs a set of plans, people do not know the true structure so we can look at them honestly and fairly.

Marinnacio: Suggested to table the appeal until the board receives the building plan itself.

Revane: As a property owner I am concerned about the parking of the construction equipment and the road.

C Voisine: They can park the construction equipment in my driveway.

Hatch: Strongly urge you to exhaust every opportunity concerning the variances.

S Voisine: If the board says no, I feel this would be malicious the state already approved the septic and well. Can we pull an RV on the lot and tie into the septic

DeFosse: Explained the land use ordinance that one would need a parking permit and could only stay on the property for a certain amount of time and would need to be removed, also the RV would still have to meet the setbacks with the town's Land Use Ordinance.

Hatch: moved for Barkie to bring in the house plans for review and table the appeal until August 29, 2018. Carpenter second all voted in favor

Chicoine: Appeal

The board reviewed the paperwork asked if there was questions or concerns, no reply

Revane: This appeal comes to us as a compliant building without a permit. The paperwork is complete. Mentioning that Mr. Chicoine attempted to do the correct way but was advised with incorrect information from a previous board member.

Revane moved to accept the appeal application and move forward to a Public Hearing scheduled August 29, 2018.

Mr. Rankin: Appeal

Mr. Rankin expresses to the board that the slab was previously there when he purchased the property and there was an approved building permit for a garage but never was acting on it. Mr. Rankin had a property survey completed and it did not work in his favor. So he has requested an equitable waiver due to the slab has been there for 10 years and no one has made any official complaints within that time.

Revane: Moved to accept the application for the equitable waiver and forward to the Public Hearing August 29, 2018.

Revane moved to adjourn at 8:40 pm Hatch second all voted in favor