Zoning Board of Adjustments

Public Meeting

May 26, 2021

Re: Edward and Bonnie Davis, William Demore Wayne Chasse, Colleen Whitney

Members: Bruce Carpenter, chair, Ralph Marinaccio, Fred Crombie, alternate, Andrew Hatch

Meeting began at 7:00 pm Bruce Carpenter introduce the board and explained this was a public hearing for Colleen Whitney and Ed Davis. The board will also vote whether or not Siri Pelligrino and Wayne Chasse re-appeal will be heard and review the appeal application for William Demore and vote to move forward to a public hearing.

Davis Case # 14-418-21

Carpenter: Provided the figures to Mr. Edwards and how the lot size percentages were calculated.

Davis: The lot size I disagree with the board. The board reviews the percentages either way he is still over .028 %. Mr. Davis agreed with both figures.

Hatch: The point whichever lot size we use does not change the percentage it’s just semantics’.

Andrew: Could you explain the shed that is on your abutter’s property?

Davis: 15-16 years ago we thought the property line ran along the tower line did not realize until the property was surveyed, the owner of a record has never complained.

Hatch: Statue is over 10 years they have no recourse.

Carpenter: I do realize you have a Shoreland permit but the town’s land Use Ordinance supersedes the State. So what you have is a 19’ sideline variance (dam side) and 2.3 structure variance which is over 10 %. What structures are still there?

Davis: Currently an outhouse and shed.

Marinaccio: Any further comments?

No additional comments will reconvene after we close the public hearing and consider all things. 7:12 pm

Demore:

Carpenter: We are here to view and vote that the application is complete and can move forward to a Public hearing.

Carpenter: Facing the house from the road, are you staying on the same block

Demore: Yes, I am not getting any closer.

Hatch: So you are looking for a 20.5 sideline variance and a 3.898 structure variance.

Demore: Yes, but maybe different because the outhouse will be removed when construction has been completed.

Marinaccio: Moved that the application is complete Carney second to move to a public hearing on June 30, 2021.

Chasse

Carpenter: We are here to review the re-appeal of Mr. Chasse’s garage.

Carpenter: Question the property owner next to you where you are looking to construct your garage is too close to you, it is too close to your property line there is not enough room it is a fire hazard. If you are on good terms with your neighbor ask them to move it 25’.

Bean: It was built a year ago illegally

Carpenter: It has to be brought to the selectmen’s attention. (Building without a permit).

Hatch: Moving the location would that be an option

Chasse: Moving the location would not look right and obstruct the neighbor's view.

Marinaccio: Moved to accept the re-appeal application Carney second, review scheduled for June 30, 2021.

Colleen Whitney

Hatch: My understanding you are changing the requested variance from 20’ to 30’ it would also keep your cost down? Is this measured from the rock wall or the road?

Whitney: Measured from the road, the stone wall is 3’ and easier to maintain in the surrounding area.

Hatch: What about the other access?

Whitney: It was already in place when I purchased the property, it’s the only place that does not get soggy.

Hatch: Where is the door going to be located?

Whitney Doors towards the house, driveway.

Hatch: What is the plan for the old barn?

Whitney: I Will take it down, I have no time frame.

Carpenter: any other questions.

Board: no

Closed the Public Hearing to vote 7:55 pm

Carpenter moved to approve the 30’ road frontage variance finding that Whitney answered and met the criteria of the ZBA. Carney second all voted in favor. 4-0

Pelligrino Siri

The board reviewed the re-appeal application noticing nothing has changed except the reduction in size on the deck.

Hatch a lot of inaccuracy, it’s on the property owner to show proof of burden.

Board further discussed the town LUO the grandfather does not apply, never was granted to build with the previous owner. Water run-off is a concern.

Carpenter moved to approve the re-appeal to June 30, 2021, 7: 00 pm Town Hall Marinaccio second all voted in favor.

Edward Davis:

The board reviewed the three variances one needs for the shed, based on the five criteria the board felt there was no proof of hardship, he currently stores all items under the deck. Could reduce or remove other structures this could reduce structure variance and, possibly downsize the current request or relocate.

Hatch moved to deny the appeal, Marinaccio second all voted to deny the ZBA appeal. 4-0

Meeting adjourned at 8:43 pm

Respectfully

Deborah Defosse