

Zoning Board of Adjustment
January 23, 2018

Members Present: Scott Lees-Chairman, Craig Niiler-Vice Chairman, Karl Ogren, Jake Stephan, John Krebs, John Quigley (A)

Members Absent: None

Others Present: Dean Robertson, Janice Zecher, Recording Secretary

Meeting called to order at 7:00pm. Scott Lees, Chairman began the meeting. He introduced the board members to the public, and explained the rules and procedures.

The minutes from December 26, 2017 were reviewed.

Change John Krebs sent a reminder to put a Draft watermark across the draft minutes to John Krebs requested that a Draft watermark be placed across the draft minutes. Under #3 Case 29-20-17, add detail & location after the word control.

Motion was made by Scott to accept the minutes as amended, seconded by Karl. All in favor.

Case #29-20-17 Neil & Patricia Collins. Applicant seeks an appeal for variances under Article 3, Section 304.5 Water setback, Section 310.1.5 10% rule, Article 7, sections 707.4.2 and 707.4.3 and a Special exception under article 3, Section 304.6.1 Erosion Control at 363 Huckins Road, Tax Map # 29, Lot # 20.

Applicant and their representatives were not present at the meeting. There was a discussion about Mr. Maidrand's request to attend the meeting telephonically. It was unanimously agreed not to start this practice as it could set precedent for future applicants. The board then reviewed the letter and plan that had been submitted on January 8, 2018. After lengthy discussion and attempted review of the materials submitted, it was agreed by the board to send a letter to Mr. Maidrand and Mr. Collins outlining what the board needs in order to proceed with this application. A motion to continue the case was made by Scott, seconded by Karl. Specific requests made by the board are:

- Show corners of lot
- Show dimensions of lot
- Create an accurate plan showing all existing structures on the lot including, but not limited to All walls, patios, sheds and hardened walkways.
- Create a plan on 11x17 paper
- Show dimensions from waterline to existing, closest proposed structure.
- Show an updated footprint of the home showing dripline and dimensions of the area of the House.
- Show an accurate representation of the property line at the shorefront.
- Note on the plan "No trees are being removed". Or, if trees are to be removed, provide a Complete tree cutting plan.
- Show 75' well radius.
- Show any other proposed structures, including, but not limited to walls, sheds, patios, and any hardened walkways.

There were no abutters or members of the public present to speak to this application.

A motion to continue this application was made by Scott, seconded by Denny.

Unfinished Business:

Scott reviewed the board members who have expiring terms in 2018. They are; Craig Niiler, John Krebs, Alternate John Quigley, and Alternate Tim Cupka.

John Krebs and John Quigley indicated they would like to renew their positions on the board. Janice will contact Tim Cupka to find out if he would still like to be an alternate, and Craig will let the board know at the February meeting.

Scott asked the public if they had anything they would like to discuss. Dean Robertson spoke with the board about his experiences as a Board of Adjustment member in a Coastal town and asked questions about the ZBA process.

Scott made a motion to adjourn, seconded by Jake. Meeting was adjourned 8:35 pm.

Respectfully Submitted,
Janice Zecher