

ZONING BOARD MINUTES

5/6/2025

ZBA members present; Keenan Blanchard, Jim Newcombe, Andy Lorette, Robert Roland and Mike Blanchard

Also Present; Jeremy Hamilton, Lucy Ryder, Bruce Wichland, Mike Faulkner, Bev & Damien Largier, Butch Roeder, Victor Pepin, Mike Gilbert and the Angles.

Meeting called to order at 7:04 PM

ZBA members were introduced and Keenan outlined the rules of the hearing and appeals process.

HEARING FOR RYDER VARIANCE OPENED AT 7:10 PM

Lucy Ryder presented her application for a variance from articles 10:1.1, 3:2a and 10:2.2. The plan is to raze, reconstruct (elevating 4') and expand a non-conforming structure built in 1909. Lucy described the lot as very long but narrow. She read her answers to the 5 criteria and added even though the well and septic passed inspection they were installing all new systems. As well, to satisfy DES there would be run off control and many plantings. A new driveway, using the same entrance and exit, would be created enlarging slightly to accommodate the garage entrance. The front expansion squares off the building and provides room for a single car garage. Squaring off the building makes it 7 feet closer to the centerline of the street which is currently 59' to 52'. Mike Faulkner, an abutter, referred the shoreland permit not showing the right of way for the Wichland's. The ROW structures are not included in the impervious surface calculations. Jeremy Hamilton, who submitted the application, said the total impervious surface is 19% which is well under the 33% allowed so it shouldn't matter. Mike explained it says all rights of way shall be included in the permit and he had contacted DES and was still waiting to hear back. The Angles had a question on the septic tank size which Jeremy answered and they had no problem with the project after that. Butch Roeder pointed out the current structure is sagging and has been neglected for years and this would be a welcome upgrade to the property and neighborhood. Bruce Wichland is also in favor of the project. With no further discussion'

THE HEARING CLOSED AT 7:35

After discussing the 5 criteria it was concluded that no harm or property devaluation would be imposed, in fact just the opposite. Jim stated anything to do with the water or impermeable surface was in the jurisdiction of DES. Keenan added the request for a variance for an additional 7' was minimal enough to not cause concern. Keenan made the motion to vote on the 5 criteria individually and all **passed on a unanimous vote of 5-0**

HEARING FOR FRECHETTE OPENED AT 7:49PM

Mike Wilber presented for the Frechette's asking for a variance to articles 3:3 and 3:9. Mike said the project involved adding a covered porch 11 ½' by 17' to the side of the cabin. Conforming with the DES setback of 50' from the water it has to be 8 ½' back from the corner of the cabin. Currently 28' to the side property line adding 11;'would make it 17' and not conforming to the 25' setback. This side of the house causes a property line setback where the other side of the house would not. The chosen side has the least impact.as no trees have to be cut down and there is already an entrance from the house. All agreed that with the steep location of the cabin that the abutter on that side would not even be able to see it. Keenan expressed to Mike that his concern was it staying a porch and not turned into living space. Mike said the owners would be perfectly fine with that condition stated in the approval. There were no abutters present but 2 abutters had reached out to ask a few questions.

HEARING CLOSED AT 8:33PM

Keenan expressed the topography takes care of any impact on the abutter and his only concern was it remaining a porch. The 5 criteria were discussed and voted on. Each passed by a 5-0 unanimous vote in favor and the variance was approved with the condition it remain a porch.

Minutes from previous meeting were read, approved and signed.

Meeting was adjourned at 8:45pm PM

Respectfully submitted,

Karen Castelli, Zoning Board Clerk

Keenan Blanchard _____

Andy Lorette _____

Mike Blanchard _____

Jim Newcombe _____

Robert Roland _____