

BOARD OF ADJUSTMENT

JUNE 9, 2020

SITE VISIT - RICE PROPERTY

5:30 P.M.

Board of Adjustment members convened at the property located on Lake Kolelemook at 2680 Main Street, to view the site regarding a request from Wendy and Dell Rice for a Special Exception seeking relief from the 35' setback requirements in order to build a garage and a house on their property.

Present: ZBA members, Chair Susan Chiarella, Justin Hastings, Cody Patten, and Tanner Jacques; Owners, Wendy and Dell Rice and Keith O'Neill a friend of theirs. Selectwoman Tamara Butcher, and Selectman Dick Hendl, Chief of Police Tim Julian, and Janet Roberts taking minutes.

Stakes with flagging were in place to identify the proposed structures. The property lines were walked, and pins were located. The property had been surveyed by Clayton Platt in the past. The layout of the proposed 24'x 30' garage and 28' x 36' proposed 28' x 36' house was reviewed. Review of the estimated camp location and dimensions were discussed. The old house was narrower but longer than the proposed house. There is an artesian well on the site and an approved plan for septic. A Shoreland Permit has been received for the 50' house setback from the high-water mark. The applicants have plans for the proposed garage but are undecided on exact house plans. The house will be two bedrooms, but they are not sure if it will be one story above foundation level or two. The plans show unattached decks and or patios. Susan Chiarella voiced that she thought a privacy fence between the applicant's property and the beach would be a good idea.

After reviewing the plan, suggestions were made for the plan to be amended as follows:

1. Distances from the proposed structures to property lines anywhere relief is being sought.
2. Applicant needs to clarify whether they will have a deck or patio, the size and the amount of relief being sought.
3. Applicant should decide if they are having one or two floors above the foundation.
4. A copy of the Shoreline Permit needs to be sent to the Town. The permit expires in June 2021.

The Board will review the changes at the hearing continued to July 7, 2020.

The meeting adjourned at 6:15 p.m.

Submitted by,
Janet Roberts, Administrative Assistant