

Bucksport Board of Appeals
7:00 P.M., Tuesday, July 13, 2010
Bucksport Town Office
50 Main Street

AGENDA

1. Call to Order

2. Roll Call

Jeremy Daigle, Chairman
 Richard Tennant
 Emery Deabay

Louis Levasseur
 W. Kim Delbridge

3. Review and Acceptance of Minutes: Minutes from the November 23, 2009 meeting.

4. Unfinished Business

5. New Business:

- A. A variance appeal to allow the construction of a garage at 208 Turkey Path. The applicants request a reduction in the required front and sideline setbacks in the R1DCR District.
Applicants: Melvin & Pamela Carter

- B. A variance appeal to allow the replacement of a single-wide mobile home with a double-wide mobile home at 417 Jacob Buck Pond Road. The applicants request a reduction in the required front setback in the R1DCR District.
Applicants: Harry Rodriguez & William Pooler

- C. A variance appeal to allow the construction of an addition to an existing commercial building at 46 State Route 46. The applicant requests a reduction in the side line setback requirement for a structure in the C2 District.
Applicant: Stephen Crosson

6. Other Business

7. Adjournment

**Bucksport Board of Appeals
7:00 P.M., Tuesday, July 13, 2010
Bucksport Town Office
50 Main Street**

MINUTES

1. Call to Order: 6:58 by Chair Jeremy Daigle

2. Roll Call

Jeremy Daigle, Chairman
 Richard Tennant
 Emery Deabay

Louis Levasseur
 W. Kim Delbridge

Staff present : Jeffrey Hammond, Code Enforcement Officer

3. Review and Acceptance of Minutes: Minutes from the November 23, 2009 meeting were reviewed.

MOTION(Daigle): To approve the November 23, 2009 Minutes as submitted.

SECOND(Levasseur)

DISCUSSION: None

VOTE: 5-0 motion adopted

4. Unfinished Business: None

5. New Business:

- A. **A variance appeal to allow the construction of a garage at 208 Turkey Path. The applicants request a reduction in the required front and sideline setbacks in the R1DCR District.
Applicants: Melvin & Pamela Carter**

Melvin and Pamela Carter were present. The CEO conducted an introductory presentation to describe the purpose of the variance request and to show photos of the site. Mr. Carter answered general questions from the board. He stated that he would like to build a garage, but he is unable to do so without a setback variance.

The board conducted a public hearing at 7:10. No public comments were received. The public hearing was closed at 7:15.

The board conducted a review of the dimensional variance criteria. The applicant requested a reduction of the required 100 foot minimum setback as follows: no less than 55 feet from the center line of Turkey Path, and no less than 17 feet from the center line of Hog Heaven Lane. The board considered the applicant's responses to the 5 criteria and identified no concerns. After discussion, a motion was made:

MOTION(Deabay): To grant the variance request.

SECOND(Levasseur)

DISCUSSION: None

VOTE: 5-0 motion adopted

The applicant was advised that the variance certificate must be recorded at the Hancock County Registry of Deeds within 90 days.

- B. A variance appeal to allow the replacement of a single-wide mobile home with a double-wide mobile home at 417 Jacob Buck Pond Road. The applicants request a reduction in the required front setback in the R1DCR District.**

Applicants: Harry Rodriguez & William Pooler

Harry Rodriguez & William Pooler were present. The CEO conducted an introductory presentation to describe the purpose of the variance request and to show photos of the site. Mr. Pooler answered general questions from the board. He stated that he would like to replace his single-wide mobile home with a double-wide mobile home, but he is unable to do so without a setback variance.

The board conducted a public hearing at 7:26. No public comments were received. The public hearing was closed at 7:29.

The board conducted a review of the single-family dwelling setback variance criteria. The applicant requested a reduction of the required 100 foot minimum setback as follows: no less than 80 feet from the centerline of Jacob Buck Pond Road. The board considered the applicant's responses to the 5 criteria and identified no concerns. After discussion, a motion was made:

MOTION(Daigle): To grant the variance request.

SECOND(Levasseur)

DISCUSSION: None

VOTE: 5-0 motion adopted

The applicant was advised that the variance certificate must be recorded at the Hancock County Registry of Deeds within 90 days.

- C. A variance appeal to allow the construction of an addition to an existing commercial building at 46 State Route 46. The applicant requests a reduction in the side line setback requirement for a structure in the C2 District.**

Applicant: Stephen Crosson

Stephen Crosson was present. The CEO conducted an introductory presentation to describe the purpose of the variance request and to show photos of the site. Mr. Crosson answered general questions from the board. He stated that he would like to construct an addition to his commercial building to increase work space, but he is unable to do so without a setback variance.

The CEO advised the board that notice for the public hearing was published 6 days before the meeting and could not be published to meet the 7-day minimum requirement due to the last-minute submission of the application. The board was asked to accept the 6-day notice as sufficient notice. Abutters were given notice in accordance with ordinance requirements. After discussion, a motion was made:

MOTION(Deabay): To accept the 6-day notice of the public hearing as sufficient notice.

SECOND(Daigle)

DISCUSSION: None

VOTE: 5-0 motion adopted

The board conducted a public hearing at 7:44. No public comments were received. The public hearing was closed at 7:46.

The board conducted a review of the dimensional standards variance criteria. The applicant requested a reduction of the required 10 foot minimum sideline setback as follows: no less than 8 feet from the southerly sideline. The board considered the applicant's responses to the 5 criteria and identified no concerns. After discussion, a motion was made:

MOTION(Deabay): To grant the variance request.

SECOND(Tennant)

DISCUSSION: None

VOTE: 5-0 motion adopted

6. Other Business: The board conducted elections.

Emery Deabay was elected chair by a vote of 4 in favor, none opposed. Mr. Deabay abstained from voting.

Richard Tennant was elected Secretary by a vote of 4 in favor, none opposed. Mr. Tennant abstained from voting.

7. Adjournment: 8:07pm

Minutes prepared by
Jeffrey Hammond
Recording Secretary