



Town of Falmouth Community Development Department
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**Board of Zoning Appeals
Tuesday May 28, 2013 6:30PM Minutes
Falmouth Town Hall**

MEMBERS PRESENT – Dennis Keeler, Jonathan Berry, Jay Meyer, Stan Given, Willie Audet and Roland Beaudoin (Associate)

MEMBERS ABSENT – All members present.

STAFF PRESENT – Justin Brown, Code Enforcement Officer

1. **Call to order:** The meeting was called to order at 6:33 pm by Chairman Audet.
2. **Minutes:** Discussion and action on the minutes moved to the end of the meeting.
3. **Discussion and finding that all applications presented for this hearing are complete.**

Mr. Brown updated the board on Ghiorse and LaFond applications which were continued from the last meeting. He will be advising the applicants to withdraw and come back with a complete submittal. If they are denied they will have to wait 12 months to come back.

Waites Landing may be waiting on Council action per Mr. Berry. The other seems to need to re-file. A new fee requirement is unclear.

It was determined by the board that the remaining agenda applications was substantially complete and ready to begin the review process.

4. Applications

- a) **57 Hurricane Rd. Robert Libby representing David & Emily Ghiorse-** Requesting Conditional Use under Section 5.22.1 for an Accessory Dwelling. Parcel R06-083-J, zoned FFm.

Tabled.

- b) **77 Waites Landing Rd. Geoffrey LaFond-** Requesting Conditional Use under Section 6.2 to construct a garage. Parcel U05-019, zoned RC.

Tabled.

- c) **288 Foreside Rd. Alexa M. Dayton**-Requesting Conditional Use under Section 6.2 to renovate the roof pitch. Parcel U19-051, zoned RA.

Alexa Dayton was present and gave an overview of the proposal. She was here last year to request a gable roof on a flat roof structure. She inadvertently put in a 6/12 pitch for approval but really wants a 8/12 which will shed snow better and blend into the neighborhood better. She wants to amend to a 8/12 pitch.

No one was present from the public to speak to this application.

Board comments and questions included

- Adding 7 ½ feet and still being below maximum height requirement.
- Br. Brown stated this seems to be a straight forward application.

Motion: Mr. Given made a motion to approve the application as presented. The motion was seconded by Mr. Meyer.

Vote: Yea – Unanimous.

- d) Recommendation of four members to serve on Ad-hoc Zoning Committee for Administrative Rewrite

Mr. Audet referred to the 4/11/13 memo regarding option 2 of the Ad-Hoc Zoning Committee creation and the board discussed the potential of having representation of the ZBA on this committee.

Discussion ensued and Mr. Meyer, Mr. Berry, Mr. Keeler and Mr. Given volunteered.

5. Other Business

Minutes from February and April need to be approved at the next meeting. Along with May. All members present and received a copy of each set of minutes.

Checklist for application materials was discussed briefly. Revisions suggested have been incorporated and it seems to look good. Revised 9/24/12 is most recent version. The board agreed it should be used for the next 6 months and then revisited.

Mr. Brown handed out proposed language to the board members. Revisions regarding nonconforming detached structures to be considered. 6.10 has an internal conflict. Should this be taken out completely? If rebuilt it must meet setbacks unless there is a practical hardship. Why do this now instead of waiting for the rewrite? There are projects on hold right now and this is a band aid to allow those folks to do something with their property.

The board will take home Mr. Brown's language for further consideration and potential future discussion.

6. Adjournment

The meeting adjourned at 7:25PM.

Respectfully submitted,

Dawn Emerson
Recording Secretary

**Please note that this is not a verbatim accounting of the meeting. An inclusive digital video file of the meeting can be accessed on the Town of Falmouth website.*