



BOARD OF APPEALS

Municipal Meeting Room, Town Hall, 11 Sullivan Square, Berwick, Maine 03901

Wednesday April 17, 2013 Meeting Minutes.

I. Call to Order- 6:30 P.M., Chair Russel Gagner

A. Pledge of Allegiance

B. Introductions/Roll Call

Regular Board Members Present:

Russel Gagner; William Belmont; Diane Morrill; Ronald Vigue; John Campbell

Regular Board Members Absent:

None

Alternate Members Present:

Vacant Seat

Alternate Members Absent:

Vacant Seat

Staff Members Present:

John Stoll, Town Planner

II. Approval of Meeting Minutes

October 25, 2012 Minutes

Mr. Vigue made a motion to waive the reading of the minutes that was seconded by Ms. Morrill.

All members vote yes, reading of the minutes was waved.

Chair Gagner moved to accept the minutes, and Ron Vigue seconded.

VOTED: 5-0 to accept
Motion passed unanimously

In Favor: Russel Gagner; William Belmont; Diane Morrill; Ronald Vigue;
John Campbell

Opposed: None

Abstain: None

Absent: None

III. New Business

A. Application for Variance – Chuck Burris Jr.

Chair Gagner stated that Chuck Burris Jr. was requesting a setback variance at Map R-31 Lot 6-3, AKA 198 Cranberry Meadow Rd.

Mr. Burris Jr. stated that he was seeking the variance in order to place a new shed 12' from the North property line. The variance is necessary because there is a leech field to the South, and the only other location would be 200' to the rear of the property.

Mr. Vigue asked Mr. Burris if the abutting owner to the South had given permission. Mr. Burris stated that it wouldn't affect his property.

Mr. Campbell asked Mr. Burris the size of the leech field, and Mr. Burris stated that it was probably 50' x 50'. Mr. Burris stated that he didn't want to place the shed on the leechfield.

Mr. Campbell asked Mr. Burris how far away the abutting neighbor to the North's buildings were to his property line. Mr. Burris stated that any building was probably at least 50' away from his line. Mr. Campbell asked if there would be any water run-off to that neighbor's property, and Mr. Burris said that there wouldn't be any.

Mr. Vigue moved made a motion to approve the *request to locate a 12' x 9' accessory structure 12' from the North property boundary rather than the 25' side setback required in an R-2 Transition Residential Zone which would be a 13' setback variance at Map: R-31, Lot 6-3 AKA 198 Cranberry Meadow Rd.* Ms. Morrill seconded.

VOTED: 3-1 to approve.

Motion passed

In Favor: William Belmont; Diane Morrill; Ronald Vigue

Opposed: Russel Gagner

Abstain: John Campbell

Absent: None

IV. ADJOURNMENT

Chair Gagner made a motion to adjourn, and on a second from Ms. Morrill, the Board:

VOTED: 5-0 in favor
Motion passed

In favor: Russel Gagner; William Belmont; Diane Morrill; Ronald Vigue; John Campbell

Opposed: None

Abstain: None

Absent: None

The Board adjourned at approximately 6:47 p.m.

Minutes prepared by Town Planner John Stoll for consideration at the next Board of Appeals meeting

Signed as Approved by the Board:

Russel Gagner, Board of Appeals Chair

Date