



BOARD OF APPEALS

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

Wednesday September, 25 2013 Meeting Minutes.

I. Call to Order- 6:30 P.M., Vice-Chair William Belmont

A. Pledge of Allegiance

B. Introductions/Roll Call

Regular Board Members Present:

Russell Gagner; William Belmont; John Campbell

Regular Board Members Absent:

Ron Vigue; Diane Morrill

Alternate Members Present:

Vacant Seat

Alternate Members Absent:

Vacant Seat

Staff Members Present:

Joe Rousselle, Code Enforcement Officer; John Stoll, Town Planner

II. New Business

**a. Application for Variance – Ralph Goodrich
229 Cranberry Meadow Rd. (Map: R-37, Lot 1A)**

The applicants request permission to replace an existing mobile home with a new modular home which would require a 15 foot front yard setback variance; a 15 foot North side yard setback variance; and a 25 foot South side yard setback variance.

Mr. Vigue noted that the lot in question is a non-conforming lot of record so a variance would only be necessary for the setbacks.

Mr. Vigue made a motion to grant the three setback variances as requested. Ms. Morrill seconded the motion.

VOTED: 4-0 to accept
Motion passed unanimously

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

Opposed: None

Abstain: None

Absent: Russell Gagner

b. Application for Variance – Dennis & Kathy Lajoie

21 Fairway Ln. (Map U-6, Lot 15A)

Dennis & Kathy Lajoie request permission for the existing home to remain 18’ from the Northwest Lot line rather than the required 50’ for a front setback which would be a 32’ front setback variance.

Mr. Vigue made a motion to grant the requested variance, and on a second from Ms. Morrill:

VOTED: 4-0 to accept
Motion passed unanimously

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

Opposed: None

Abstain: None

Absent: Russell Gagner

III. APPROVAL OF MEETING MINUTES

- Mr. Vigue made a motion to approve the April 17, 2013 meeting minutes, and on a second from Vice-Chair Belmont:

VOTED: 4-0 in favor
Motion passed

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

Opposed: None

Abstain: None

Absent: Russell Gagner

IV. ADJOURNMENT

Mr. Vigue made a motion to adjourn, and on a second from Vice-Chair Belmont:

VOTED: 4-0 in favor
Motion passed

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

Opposed: None

Abstain: None

Absent: Russell Gagner

The Board adjourned at approximately 6:50 p.m.

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

Signed as Approved by the Board:

Russell Gagner, Board of Appeals Chair

Date