

Appeals Board Meeting

August 17, 2023

Members present: William Gagne Holmes (Chair), Holly Rahmlow (Secretary), John Blouin, Nate Rudy

Also in attendance: Chip Stephens (CEO), Pamela Tarrio, Paula Clark (chair of the Planning Board), Jack Comart (Planning Board member), Dan and Connie Roy

Will called the meeting to order at 6:01 p.m. at the Town Office and via Zoom.

The first issue was the approval of the minutes from the December 5, 2022, meeting. John moved that the committee adopt the minutes as presented. Will seconded. All voted in favor.

Nate moved that we table the election of officers until all members are present. John seconded. All approved.

Will proceeded to the main business of the meeting, which was the variance application submitted by Daniel and Connie Roy of 86 Torsey Shores Road, Map 106, Lot 089. Mr. Roy offered a brief explanation of the reasons for the request of the variance. The Roys demolished the original shed and replaced it with a larger shed that exceeds the height limitations by two feet. They also moved it to a new location.

Paula and Jack spoke briefly and offered to answer any questions.

Will asked several questions about the property, its location, size and value, which exceeds \$100,000.

Will moved we go into deliberations; John seconded. All agreed.

Will asked for any comments from board members. John said that it appears from the record that they asked about building the new shed, were told not to and proceeded anyway.

Nate asked about the criteria on placement of the shed. Will said as he understands it, the Planning Board suggested another location that would meet the criteria without a variance.

Will said that one of the criteria for a variance is how it affects the value and use of the property and under that criteria the loss of the shed would not substantially affect Roy's use of the property or the reasonable return on its value. He noted that variances are difficult to get and that they are meant to be so.

Nate spoke to the rules and how we as a board have often been asked for leniency, but that the rules are clear.

John moved that we deny the variance, Nate seconded. All agreed.

Meeting adjourned at 6:22

Minutes prepared and submitted by Holly Rahmlow

Approved 09/21/2023