

Town of Alfred
Zoning Board of Appeals Minutes
February 8, 2021
6:00 p.m.

Members Present: Dennis Brewster, John Caramihalis, Julie Gerrish, Ricky Hambleton, Rick Carter and Cynthia Swaney

Absent: Bruce Norton

Others Present: Mike Morin, Jim Allaire and Tammy Bellman

Chairman Brewster called the meeting to order at 6:03pm. A quorum is attained with the members present tonight.

Ms. Gerrish moves to accept the agenda as presented with second by Ms. Swaney. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Carter – yea; Hambleton – yea; and Swaney – yea.

New Business and Public Hearings

Public Hearing: Mike Morin – 172 Jordan Springs Road, Tax Map 3 Lots 54 & 55 – Administrative Appeal to grant a variance to adjust lot lines between two existing non-conforming lots. Mr. Brewster, Mr. Caramihalis and Ms. Gerrish brought up the fact that they both do business with Mr. Morin. Mr. Brewster opened the public hearing at 6:05pm. No other Board members had any concern. Mr. Morin provided an overview: the current tenant in the house at 172 Jordan Springs Road would like to purchase the lot and house. Mr. Morin then explained that if he were able to make that lot conforming it will leave just one lot non-conforming. Both of these lots were created long before zoning was a consideration to divide property. Lot 55 is in the Village and Wellhead Districts – if allowed it would go from 1.6 acres to 2.7 +/- acres and Lot 54 from 2.34 acres to 1.22 +/- acres. The fact that Mr. Daney may have cars on the Morin property is not the purview of the Zoning Board of Appeals – it is a civil matter that Mr. Morin is aware. A discussion was had on the size of the changed lot acreage. Mr. Allaire shared that even the smaller non-conforming size of proposed Lot 54 would still meet the State of Maine wastewater requirements and other lots in the immediate area are comparable in size. Also, noted that if the zoning district change being worked by the Planning Board would bring proposed Lot 54 into compliance when it goes from residential to commercial as they are contemplating. Mr. Brewster moved to close the public hearing at 6:42pm with second by Ms. Gerrish. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Carter – yea; Hambleton – yea; and Swaney – yea. Mr. Brewster moved to grant Mr. Morin the variance that he requested to change the lot lines of Lots 54 and 55 on Map 3 making lot 54 a 1.22 acre lot and lot 55 a 2.77 acre lot with second by Ms. Swaney. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Carter – yea; Hambleton – yea; and Swaney – yea.

Old Business

York County Commissioners – Request for Reconsideration – Set date for report review and decision. The Board determined that the review and decision meeting would be on February 22, 2021. Tammy will reach out to the applicant with the date information to ensure they are available along with their Representatives from the companies that submitted reports.

George Chamberlain – 388 Gore Road – Findings of Fact/Notice of Decision. Mr. Brewster moved to accept the Findings of Fact/Notice of Decision as amended with second by Mr. Caramihalis. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Carter – yea; Hambleton – yea; and Swaney – yea.

Minutes

December 14, 2020 – Mr. Brewster moves to accept the December 14, 2020 minutes as written with second by Mr. Caramihalis. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Carter – abstain; Hambleton – yea; and Swaney – abstain.

Correspondence

None.

Miscellaneous

The Board noted the pending cases before them: Attorney Libby is representing the two pending cases and the Board determined that Mr. Brewster would draft a letter inquiring of the status of their request for postponement. He will also ask to attempt to schedule the meeting with Mr. Libby.

Adjournment

Ms. Gerrish moved to adjourn the meeting at 7:00pm with second by Mr. Caramihalis. No further discussion. Vote: Brewster – yea; Caramihalis – yea; Gerrish – yea; Hambleton – yea; Carter – yea and Swaney – yea. The meeting was adjourned.

These minutes were approved on February 22, 2021
Dennis M. Brewster
Dennis Brewster, Chairman