

**Town of Alfred
Zoning Board of Appeals
Public Hearing Minutes
April 24, 2023**

1. Call to Order

The meeting was called to order at 6:04 pm by Julie Gerrish, ZBA Chair.

2. Roll Call

ZBA members present: Julie Gerrish – Chair, John Morin – Vice Chair, Steven Hyde – Secretary, Rick Hambleton – Member and Heath Bisson – Member.

Personnel Present: Jim Allaire – Code Enforcement Officer, Liz Dudgeon – Administrative Assistant for ZBA

Others Present: Applicants Robert/Susan Pierce, Charlotte Pierce Sullivan and Brian Sullivan

3. Public Hearing:

Application for Variance Appeal

Robert and Susan Pierce

1031 Mast Road, Alfred – Map 4, Lots 26, 28

The applicants are seeking relief from the required lot size to allow an additional dwelling unit in an existing building.

Mr. and Mrs. Pierce noted:

- They purchased their property in 1995 and it includes 20+ acres bisected by Mast Road
- Their home and a separate workshop are located on the easterly side of Mast Road on approximately 13 acres; a barn and outbuildings are located on the westerly side of Mast Road on approximately 7 acres
- A septic system separate from the home's system is necessary to support the conversion of the workshop into an additional dwelling unit
- The 20 acre parcel was designated a combination of Rural Residential and Resource Protection when zoning was initiated by the Town of Alfred in 2009
- The variance is necessary because the Rural Residential zoned portion does not meet the five acre minimum requirement

Mrs. Gerrish noted that no abutters had objected to this variance appeal.

Mrs. Gerrish noted that Alfred Carlson, as an Alfred resident, Planning Board Member and Comprehensive Plan Board Member, had verbally supported this variance request.

Mrs. Gerrish closed the public hearing at 6:11 pm.

Motion by Mr. Morin: To approve the variance appeal of Robert and Susan Pierce, 1031 Mast Road, Alfred (Map 4, Lot 26,28) as presented.

Motion seconded by Mr. Hyde. Motion carried 5 – 0.

4. New Business: None

5. Minutes

- a. February 13, 2023 5:00 pm Site Walk Meeting
 - b. February 13, 2023 6:00 pm Regular Meeting
- Motion by Mr. Morin: **To accept the minutes as presented.**
Motion seconded by Mr. Hyde. Motion carried 5 – 0.

6. Old Business:

- a. Request for 90-day extension of Findings of Fact for Friends of Alfred Shaker Museum
Motion by Mr. Morin: **To approve the request for a 90-day extension as presented.**
Motion seconded by Mr. Hyde. Motion carried 5 – 0.

- b. Findings of Fact for House on the Hill, LLC (Greg Hodges and Mae Walters)
Motion by Mr. Hyde: **To accept the Findings of Fact for House on the Hill, LLC as presented.**
Motion seconded by Mr. Hambleton. Motion carried 5 – 0.

7. Communications – None

8. Miscellaneous:

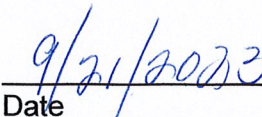
- a. Maine Municipal Association Workshop on 6/7/23 announced

9. Adjournment

Mr. Morin made the motion **to adjourn the meeting at 6:30 pm.**
Motion seconded by Mr. Hambleton. Motion carried 5 - 0.



Julie Gerrish, Chair



Date

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