

**Town of Alfred
Zoning Board of Appeals
Public Hearing Minutes DRAFT
August 28, 2023**

1. Call to Order

The meeting was called to order at 6:03 pm by Julie Gerrish, ZBA Chair.

2. Roll Call

ZBA members present: Julie Gerrish – Chair, Steven Hyde – Secretary, Michael Gibney – Member, and Heath Bisson – Member.

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

Others Present: Applicant Robert Champagne and abutters Susan Dean, Amie Morrison, and Brendan Kennedy

3. Public Hearing opened 6:04 pm

Application for Variance Appeal

Robert Champagne

14 Bennett Road, Alfred – Map 4, Lot 30

The applicant proposes to replace an unsafe garage structure with a 24 x 42 garage which will not conform to current sideline set back code.

Mr. Champagne noted:

- He has a 21 x 22 ft, unusable, unsafe two-story garage on his property; this property was inherited from his mother in 1993
- He would like to tear down the existing garage and build a 21 x 42 single story garage for use as his personal workshop and garage
 - He plans to perform his own demolition and grading; independent contractor(s) will be hired for concrete work and construction
 - He would like to begin this project before snow flies
 - His existing septic system was approved by the Alfred Planning Board approximately 20 years ago; there have been no issues since a family member moved out two years ago
- The original structure was built before zoning was implemented
 - The original structure was built on a concrete slab approximately five feet from the property line
 - A portion of the original structure collapsed over the past two decades; the remaining structure is more than five feet from the property line
- He is seeking a variance to place the new, larger structure on the original concrete slab which does not conform to the current sideline set back requirement of 25 feet

Mrs. Gerrish read aloud the written abutter concerns received from Susan/Ralph Dean and Joanne/Anthony Ghidoni.

Mrs. Dean stated that she was unable to read Mr. Champagne's writing; Mrs. Gerrish directed Mr. Champagne to read handwritten portions of his application aloud.

Mr. Kennedy concurred with the Dean's written comments and added his concern regarding a timely tear down of the old building. He also shared pictures of the property in question with the Planning Board, Mr. Allaire and Mr. Champagne

Mr. Allaire answered Mrs. Dean questions regarding the timeline and process for permits, demolition and building.

Mrs. Gerrish closed the public hearing at 6:53 pm.

Discussion:

- §160-58 Rural Residential Dimensional Requirements: C/2 and 3: "Side setback: 25 feet and Rear setback: 25 feet."
- §160-160 Variances: B/1/e: "A variance under this subsection may only exceed 20% of a setback requirement, if the petitioner has obtained the written consent of an affected abutting landowner."

Motion by Mr. Hyde: **To deny the variance appeal of Robert Champagne, 14 Bennett Road, Alfred (Map 4, Lot 30) as presented.**

Motion seconded by Mr. Gibney. Motion carried 4 – 0.

4. New Business

- a. Mrs. Gerrish introduced new ZBA Member Michael Gibney who replaces Rick Hambleton.

5. Minutes

- a. April 24, 2023 5:00 pm Site Walk Meeting
- b. April 24, 2023 6:00 pm Regular Meeting

Motion by Mr. Hyde: **To accept the minutes as presented.**

Motion seconded by Mr. Bisson. Motion carried 3-0-1 (abstention/Gibney)

6. Old Business: None

7. Communications


- a. Mrs. Gerrish reviewed information regarding the upcoming Maine Municipal Association's Planning and ZBA Workshop

8. Miscellaneous: None

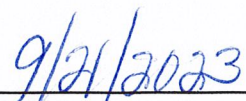
9. Adjournment

Mr. Gibney made the motion **to adjourn the meeting at 7:30 pm.**

Motion seconded by Mr. Hyde. Motion carried 4 - 0.



Julie Gerrish, Chair



Date

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