

Town of Alfred
Zoning Board of Appeals Minutes
January 24, 2022 6:00 pm

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

1. Roll Call:

ZBA member's present were: Heath Bisson, Julie Gerrish, Rick Hambleton and Steve Hyde. Members absent: John Morin and Bruce Norton. Also, in attendance: CEO James Allaire.

Others in Attendance: Cheryl Michaelson, Raymond Sanborn and Angela Sanborn

2. Old Business and Public Hearing:

Public Hearing - This public hearing is a continuation of Megan Gean-Gendron and Zachary Gean's Administrative Appeal of the Code Enforcement Officer's September 2, 2020 Notice of Violation and Order to Correct for property located at 36 Saco Road, Map 12, Lot 50.

At this time, Julie Gerrish, Chairperson excused herself from the hearing and meeting as she is a trustee for Joyce Wagner, who is an abutter to this property.

The ZBA did not have quorum at this time. The public hearing and meeting regarding Map 12, Lot 50 was tabled until Monday, January 31, 2022 at 6:00 pm.

For the record: The property owner for Map 12, Lot 50 were not in attendance.

Chairperson Julie Gerrish brought forward the agenda item IV. The minutes of November 30, 2022 as the Public Hearing regarding the Sanborn variance was set for 6:30 pm on the ZBA agenda and cannot be heard until said time.

3. Minutes:

Rick Hambleton motioned that the minutes of November 30, 2022 be approved as presented. Motion was seconded by Heath Bisson. Discussion: minor typos – Angelan Chute name is Angela Chute and an extra Q will be deleted. VOTE: Approved by Heath Bisson, Julie Gerrish, Rick Hambleton and Steve Hyde

Recessed: Chairperson Julie Gerrish recessed the meeting at 6:17 pm until 6:30 pm when the public hearing for the Sanborn variance would be opened.

Opened: Chairperson Julie Gerrish reopened the meeting at 6:30 pm.

4. New Business and Public Hearing:

Public Hearing – Raymond and Angela Sanborn completed an Application for Variance Appeal to reduce lot size on their property Map 5, Lot 70B. The property is situated between Alfred and Lyman with according to the towns, the Alfred side contains 0.93 acre and Lyman has 6.25 acres. The subdivision map shows the property to be 9.99 acres in size. The Sanborn's want to build the house on the Alfred

side though they own more than the 5 acre requirement for building a single family dwelling in Alfred. The lot is not all in Alfred.

- Property Owner Angela Sanborn confirmed this is the case and they want to build on the Alfred side as the land is better suited on the Alfred side. The property is pie shaped. The boundary line goes through the middle of the property.
- ZBA member, Steve Hyde questioned the access to the property from Shaker Hill Road. The property owner, Angela responded that they can access it along a stone wall via Shaker Pond Road.

Chairperson Julie Gerrish asked if anyone had any further questions. Seeing there were none the public hearing was closed at 6:36 pm. Julie did mention that two abutters did respond to the notification letter. Both abutters had no objections to the variance.

Motion was by Heath Bisson to approve the variance request for the Sanborn property, Map 5, Lot 70B, Seconded by Steve Hyde.

Discussion:

- To build on this property, there needs to be 5 acres which with the property in Lyman there is more than enough land so to move forward there will need to be a "Findings of Facts" which will indicate the 5 acres must be maintained with the house.
- The Town of Alfred will provide town services such as use of the Transfer Station. The vehicles will be registered in Alfred. Registering to vote will be done through the Town of Alfred.
- RSU 57 School would need to be discussed with the Superintendent or principals of the Alfred & Lyman School.
- Depending on how the driveway to the house will be accessed from Milne Road, a private road entering from Alfred and continuing in Lyman.
- The Town of Alfred will not maintain the road as it is a private road in the Town of Lyman. The Sanborn's will be responsible for maintaining access to their property however it is done with the other abutters on Milne Road.

VOTE: Approve by Heath Bisson, Julie Gerrish, Rick Hambleton and Steve Hyde

5. Communications – None

6. Miscellaneous – None

7. Adjournment:

Motion was made by Steve Hyde, Seconded by Rich Hambleton at 6:47 pm. No further discussion. Motion carried unanimously.

Vote: Approved by Heath Bisson, Julie Gerrish, Rick Hambleton and Steve Hyde.

Meeting adjourned at 6:47 pm.