



**MINUTES
BOARD OF APPEALS
April 12, 2010**

Laura Henton-2010
Miriam Morgan-Alexander-2010
Calvin Beaumier-2011
Janet Tuttle-2011
Karen Paradis-2012

1. Michael Cote stated that prior to opening the meeting the board needed to elect a chair and vice-chair.

ACTION TAKEN: Mrs. Paradis seconded by Mrs. Tuttle, nominated Miriam Morgan-Alexander to be Chair. Vote 3-0 carried.

ACTION TAKEN: Ms. Morgan-Alexander seconded by Mrs. Paradis, nominated Calvin Beaumier to be Vice-Chair. Vote 3-0 carried.

2. CALL TO ORDER & PLEDGE TO THE FLAG. The Chairperson, Miriam Morgan-Alexander, called the meeting to order at 7:00 p.m.
3. ROLL CALL. Members present were Miriam Morgan-Alexander, Calvin Beaumier, Janet Tuttle, and Karen Paradis. Laura Henton was absent, unexcused. Also present was Michael Cote, Code Enforcement Officer and 4 members of the audience.

The Chairman explained the Appeals Board process and proceedings.

4. PUBLIC HEARING

CASE# 09-3

Applicants: Dan & Jill Malesiewski

Property Location: 24 Hudon Road

Tax Map: R8-6L

Zone: General Residential

Intended Use: Request to replace old 14 x 70 mobile home with 28 x 52 double wide.

ACTION TAKEN: Ms. Morgan-Alexander seconded by Mr. Beaumier, moved to approve the replacement of an old mobile home 14 x 66 with a new double wide 28 x 52 mobile home. The undue hardship criteria under section 70-152 were reviewed and accepted. Vote 4-0 carried.

Mr. Bennet Pols, the attorney for Mr. and Mrs. Malesiewski, spoke on their behalf. He said that the Malesiewski's bought their property in 1985, which included a 1977 Skyliner mobile home when mobile homes were allowed in that area. The mobile home was placed on the property in 1977. The zoning ordinance was changed in 1995 to allow single homes and not mobile homes. The Malesiewski's new mobile home is within the

50% larger size allowed by the Zoning Board. Mr. Pols noted that variances have been granted in every other case that has come before the board.

Roger Berube, an abutter, asked if the old mobile home will be removed. He also asked if the orientation of the new home on the lot will be the same as the old mobile home. He was told yes to both questions. Mr. Berube said he had no objections to the proposed request. Mr. Berube said he thought it would enhance the neighborhood. Mr. Cote said another abutter, Jeff Ramich, was attending another meeting in the building and told Mr. Cote that he approved the change, too.

5. OTHER BUSINESS:

The Board discussed unexcused absences by Board member Laura Henton. She had an unexcused absence in September 2009, an excused absence in October 2009, and an unexcused absence at this meeting. Mr. Cote suggested that the Chair write a letter to her. After three unexcused absences, the issue is brought to the attention of the Town Council. Ms. Morgan-Alexander said since Mrs. Henton's absence at the last meeting was excused, the clock would start with this meeting's absence.

Mr. Beaumier said the Board should have a workshop to understand what the Board is doing. He said the law is very clear and the Board needs to be clear in their understanding of the law. Mr. Beaumier suggested that Board members attend an AVCOG workshop on Thursday April 16 at the University of Maine in Farmington. The Board members said 2 days was too short notice. Mr. Cote said the Board should have its own workshop.

6. ITEMS FROM CODE ENFORCEMENT:

Mr. Cote said the next meeting of the Board of Appeals is on Monday May 17, 2010.

7. WRITTEN COMMUNICATIONS:

Minutes of October 19, 2009.

ACTION TAKEN: Ms. Morgan-Alexander seconded by Mrs. Tuttle moved to approve the minutes of October 19, 2009. Vote 4-0 carried.

8. ADJOURNMENT

ACTION TAKEN: Mr. Beaumier, seconded by Mrs. Tuttle moved to adjourn at 7:45 PM. Vote 4-0 carried.

Respectfully submitted,

Elizabeth French, Asst. Town Clerk