



MINUTES
BOARD OF APPEALS
May 17, 2010

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

1. CALL TO ORDER. The Chairperson, Miriam Morgan-Alexander, called the meeting to order at 7:00 p.m.
2. ROLL CALL. Members present were Miriam Morgan-Alexander, Calvin Beaumier, and Karin Paradis. Laura Henton was absent, excused. Janet Tuttle was excused, arrived at 7:20 PM. Also present were Michael Cote, Code Enforcement Officer and 3 members of the audience.

The Chairman explained the Appeals Board process and proceedings.

3. PUBLIC HEARING

CASE# 09-4

Applicants: William & Florida Wright
Property Location: 16 Ridge Road
Tax Map: U9-51
Zone: General Residential
Intended Use: Request to replace older mobile home (12x56, 1963) with a 15x76 2009 mobile home

William and Florida Wright were represented by Paul and Ethel Medlen, 32 Frost Hill Avenue, at the meeting. Mrs. Medlen explained that Mr. and Mrs. Wright would like to replace their older mobile home with a new one, which exceeds the size limit of the older home. Mrs. Medlen said that the Wrights plan to make Lisbon their primary residence.

The Board reviewed the lot size and planned placement of the new mobile home. Mrs. Morgan-Alexander asked Mrs. Medlen what would happen if the Board did not grant the variance. Mrs. Medlen said the land would be useless. Mr. Beaumier asked about the slab. Mr. Cote said there was no slab for the older home and a new slab with tie downs would be constructed, bringing the site into conformity. Mr. Cote said allowing the newer mobile home would not be a unique variance because there are other mobile homes in the neighborhood so it would not change the character of the neighborhood.

The Board included Laura Henton's prior written consideration and approval of the case in their vote.

ACTION TAKEN: Mrs. Paradis seconded by Mr. Beaumier moved to approve the replacement of a 1963 12x56 mobile home with a 2009 15x76 mobile home at 16 Ridge Road. Vote 4-0 carried

4. OTHER BUSINESS: None

Janet Tuttle arrived at 7:20 PM.

5. ITEMS FROM CODE ENFORCEMENT: Mr. Cote said there are up-coming workshops from MMA, which the board members could take. Board members should contact Mr. Cote or Jody Durisko if interested in attending.
6. WRITTEN COMMUNICATIONS:
Minutes of April 12, 2010.

ACTION TAKEN: Mrs. Tuttle seconded by Mr. Beaumier moved to approve the minutes of April 12, 2010 Vote 4-0 carried.

7. ADJOURNMENT

ACTION TAKEN: Mrs. Paradis seconded by Mr. Beaumier moved to adjourn at 7:25 PM. Vote 6-0 carried.

Respectfully submitted,

Elizabeth French, Asst. Town Clerk

These minutes were not recorded verbatim. Cassette tapes are on file at the Town Clerk's Office.