



**MINUTES  
BOARD OF APPEALS  
OCTOBER 21, 2013**

Janet Tuttle-2014  
Calvin Beaumier-2014  
Kevin Coughlin-2015  
Bruce Marshall-2015  
Shaun Carr-2016  
Richard Long-2016  
Miriam Morgan-Alexander-2016

1. CALL TO ORDER & PLEDGE TO THE FLAG. The Chairperson Miriam Morgan-Alexander called the meeting to order at 7:00 p.m.
2. ROLL CALL. Members present were Miriam Morgan-Alexander, Chairman, Janet Tuttle, Shaun Carr, and Richard Long. Kevin Coughlin was an excused absence. Calvin Beaumier and Bruce Marshall were absent. Also present were Dennis Douglass, Code Enforcement Officer; Donald Fellows, Planning Board Chairman and approximately seven members of the audience.

The Chairman explained the Appeals Board process and proceedings.

3. PUBLIC HEARING: **Case #13-2**

**Terry Dutton**

**Map R5 Lot 41A**

**42 Mill Street, Lisbon Falls**

**Variance request for a side setback to allow for construction of 30' x 60' workshop**

Terry Dutton said he wants to build a 30' x 60' shop at 42 Mill Street. He said he eventually wants to build a house but right now needs the shop to work on his boat because he is a lobsterman. He said since this is a rear lot the set back is 50 feet all the way around and he would like a variance from 50 feet to 30 feet, that would put his shop a little closer to the front abutters, Dana and Ruth Saucier and Claude Mathieu. Eventually he will build behind the shop and the driveway would be on a steep embankment. He said the other reason for his request is that he needs a straight shot to put his boat into the shop. The right of way makes a corner and the 30 foot setback would enable him to back his boat into the shop.

Mr. Douglass said he had looked at the topography of the land and there are drop offs on all sides. He said Mr. Dutton is limited on where he can put the shop. Also the right of way is part of the approved subdivision plan so he doesn't have the luxury of moving the right of way to farther out to create a straight access without the actual subdivision owner going through an amendment to the subdivision plan to change the right of way. That right of way is almost completely constructed.

Dana Saucier said he did not have a problem with the 30 foot variance. He asked if the building going up would be a respectable building since it would be right out the

windows of their home. Ms. Morgan-Alexander said the design of the building is not in the board's jurisdiction. Mr. Saucier said he was not opposed.

Claude Mathieu said he had no opposition.

Ms. Morgan-Alexander asked if any abutters wished to speak against the proposal.

ACTION TAKEN: Mr. Carr seconded by Mr. Long moved to grant the appeal to change the setback at 42 Mill Street, Map R5 Lot 41A from 50 feet to 30 feet. Vote: 4-0 Carried.

Mr. Carr asked if there would be enough room to build a house. Mr. Dutton said yes.

Ms. Morgan-Alexander said she was willing to carry on as Chairman and suggested that Mrs. Tuttle be Vice-Chairman. The Board members agreed.

4. WRITTEN COMMUNICATIONS: Minutes of August 28, 2013.

ACTION TAKEN: Mr. Carr seconded by Mrs. Tuttle moved to approve the minutes of August 28, 2013. Vote: 4-0. Carried.

5. ADJOURNMENT

Seeing no further business, the Chairman closed the meeting at 7:22 PM.

Respectfully submitted,

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Elizabeth French, Asst. Town Clerk

Date Approved: May 19, 2014

*These minutes were not recorded verbatim. An audio recording is on file at the Town Clerk's Office.*