

Town of Scarborough

Zoning Board of Appeals

July 9, 2008

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes (June 11, 2008)
4. Appeals
 - a. Appeal No. 2449 – A Special Exception Appeal by Ron and Cynthia Veilleux, 1 Hines Drive, Assessor's Map U47 Parcel 30B, to construct an Accessory Unit in their new home in the R-2 Zone
 - b. Appeal No. 2450 – A Special Exception Appeal by Cheryl Barrett, dba Toddle Inn Child Care, Inc., 9 Lincoln Avenue, Assessor's Map R62 Parcel 29A, to build an addition at the rear of the building in the Industrial Zone
5. Zoning Board Comments
6. Adjournment

NO NEW APPEALS SHALL BE TAKEN UP AFTER 10:30 P. M.

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MINUTES

Members Present

Staff

Mr. Blaise
Mr. Loisel
Mr. Maroon
Mr. Massengill

Mr. Grysk, Code Enforcement Officer
Ms. Logan, Recording Secretary

1. Call to Order

Mr. Maroon called the meeting to order at 7:00 P. M. The pledge of allegiance was recited.

2. Roll Call

The Recording Secretary called the roll; Mr. Temm and Mr. Dougherty were absent. Mr. Maroon noted that a tie vote would be a denial.

3. Approval of Minutes (June 11, 2008)

Mr. Blaise moved to approve the minutes of June 11, 2008; Mr. Loisel seconded.

Voted 4-0

4. Appeals

a. Appeal No. 2449 – A Special Exception Appeal by Ron and Cynthia Veilleux, 1 Hines Drive, Assessor’s Map U47 Parcel 30B, to construct an Accessory Unit in their new home in the R-2 Zone

Mr. Veilleux explained that they would like to create an accessory unit in their new home. Mr. Maroon and Mr. Veilleux addressed the Special Exception criteria and the Registration of Accessory Units form as presented in writing. Mr. Veilleux stated that the lot was 37,000 square feet and was sewered and the accessory unit would be 425 square feet. To a question from Mr. Maroon, Mr. Veilleux replied that the accessory unit would be at the side of the garage and there was enough parking and common utilities. Mr. Veilleux replied that this would be a studio unit with a futon or foldout bed.

Mr. Maroon opened the public hearing; no one spoke for or against the appeal; Mr. Maroon closed the public hearing.

Mr. Blaise moved to approve the appeal as presented; Mr. Loisel seconded.

Voted 4-0

b. Appeal No. 2450 – A Special Exception Appeal by Cheryl Carrier, dba Toddle Inn Child Care, Inc., 9 Lincoln Avenue, Assessor’s Map R62 Parcel 29A, to build an addition at the rear of the building in the Industrial Zone

Mr. Joseph Casalnova, of Building Solutions, stated that the appellant wanted to add an enclosed area around the existing pool and add a gym and a storage area. Mr. John Whitten, of Terradyne Consultants,

stated that the existing building was 7,500 square feet with a playground and a one-way traffic pattern and 37 parking spaces. He stated that the addition would be 10,000 square feet at the back of the building. He stated that the playground would be resituated but would remain the same size and there would be fire access round the whole building. Mr. Whitten stated that there would be new paving for additional parking and they would plant additional landscaping and relocate the sign. He noted that this site drained to the Town's drainage system.

Mr. Casalino displayed the existing floor plan as well as that of the addition. He stated that the building would be upgraded to be more energy efficient and the siding of the entire building would be the same. Ms. Carrier noted that the original building was built for small children but they now were trying to accommodate older children and needed the gym and the year round pool for physical activities.

Mr. Grysk noted that the appellant made the site work around the nearby wetlands. Mr. Maroon noted that this would go the Planning Board for site plan amendment approval.

Mr. Maroon noted that the criteria had been addressed in writing; the Board agreed that it did not need to be read. Mr. Maroon opened the public hearing; no one spoke for or against the appeal; Mr. Maroon closed the public hearing.

To a question from Mr. Loisel, Mr. Grysk replied that all the requirements were met for the Shoreland Zone at the rear of the site. To a question from Mr. Massengill regarding the large storage area, Ms. Carrier replied that they would use the storage during the winter for equipment and may, in the future, use the space for a classroom. To a question from Mr. Maroon, Mr. Grysk replied that if the use of the room were changed, he would have to determine whether or not more parking was needed. To a question from Mr. Loisel, Mr. Grysk replied that ventilation of the pool would be addressed during the building permit process.

Mr. Blaise moved to approve the appeal as presented; Mr. Massengill seconded.

Voted 4-0

5. Zoning Board Comments

There were no comments.

6. Adjournment

The meeting was adjourned at 7:25 P. M.