

Town of Scarborough

Zoning Board of Appeals

October 8, 2008

AGENDA

1. Call to Order (7:00 P. M.)
2. Roll Call
3. Approval of Minutes (September 10, 2008)
4. Appeals
 - a. Appeal No. 2458 – A Special Exception Appeal by Darrell Davis, 6 Nonesuch Cove Road, Assessor's Map U12 Parcel 21, to create an accessory unit in the R-2 Zone
 - b. Appeal No. 2460 – A Special Exception Appeal by Randall and Sherri Libby, 304 Pine Point Road, Assessor's Map U24 Parcel 8, to create an accessory unit in the R-2 Zone
5. Zoning Board Comments
6. Adjournment

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

TOWN OF SCARBOROUGH

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MINUTES

Members Present

Staff

Mr. Dougherty
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.

2. Roll Call

The Recording Secretary called the roll; Mr. Blaise and Mr. Temm were absent. Mr. Maroon authorized Mr. Dougherty to vote.

3. Approval of Minutes (September 10, 2008)

Mr. Dougherty moved to approve the minutes of September 10, 2008; Mr. Massengill seconded.

Voted 4-0

4. Appeals

a. Appeal No. 2458 – A Special Exception Appeal by Darrell Davis, 6 Nonesuch Cove Road, Assessor’s Map U12 Parcel 21, to create an accessory unit in the R-2 Zone

Mr. Davis stated that he wanted to finish off the second story of his garage for an accessory unit so that he could afford to pay his taxes; he stated that he would amend his building permit for the garage. Mr. Grysk stated that this was a basic appeal for an accessory unit and the permit would be amended to allow a kitchen.

Mr. Maroon and Mr. Davis addressed the criteria for a Special Exception as presented in writing and the Registration of Accessory Units form.

To a question from Mr. Dougherty, Mr. Davis replied that he may rent the accessory unit or live in it himself. Mr. Grysk stated that accessory units could be rented. Mr. Maroon confirmed that the property was sewerred. Mr. Massengill confirmed that both units would have the same power and water meters.

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

Mr. Loisel moved to approve the appeal as requested; Mr. Dougherty seconded.

Voted 4-0

b. Appeal No. 2460 – A Special Exception Appeal by Randall and Sherri Libby, 304 Pine Point Road, Assessor’s Map U24 Parcel 8, to create an accessory unit in the R-2 Zone

Mr. George Theborge, who represented Mr. Libby, stated that there was a building permit for an addition which would be the Libby's residence and Mr. Libby's father would live in the existing home. Mr. Grysk stated that this was another straightforward request.

Mr. Maroon and Mr. Theborge addressed the criteria as presented in writing and the Registration of Accessory Units form.

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

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

Voted 4-0

5. Zoning Board Comments

To a question from Mr. Loisel, Mr. Grysk replied that the appellant was responsible for returning to the Code Enforcement Office to renew the accessory unit in five years. Mr. Davis asked what would happen if it lapsed; Mr. Maroon stated that the onus was on the appellant but Mr. Davis could petition the Town Council to change that so the Town would be responsible for notifying the owner of an accessory unit.

6. Adjournment

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