

**Zoning Board of Appeals Meeting
Frye Island Community Center
Friday, August 20, 2010**

Present: Tim McCarthy, chairman, Rich Kaplan, Bobbi Aranyi, John Gardner, Bill Trenchard

Absent: John Schutz

Attendees: Steve Kaplan 34, Planning Board chairman

The chairman called the meeting to order at 7:02 pm and appointed alternate John Gardner as a voting member for this meeting.

Agenda

Minutes and Correspondence

Bill Trenchard made a motion to approve the 7/16/10 minutes; seconded by Bobbi Aranyi with all in favor. The recording secretary will forward the minutes to Joe Potts to put on the web.

Review BOA Manual

As a follow-up to last month's meeting, Tim McCarthy consulted with John Thompson, CEO for guidance re: notification of abutters in request for variance of set backs for irregular corner lots.

John Thompson stated they should use the same process as the appeals process re: notification of abutters except develop a new form eliminating the 4 questions as they do not apply to set back reductions. Rich Kaplan said page 57 of the Land Use Ordinance states the process for notification of abutters by the BOA.

A question was raised as to whether or not there is a difference between Shoreland Zoning and inland zoning re: an application for set-back reduction for non-conforming set backs. Steve Kaplan replied yes and they need to specify it doesn't apply to Shoreland Zoning.

Tim said he would go to the office to see the CEO and get a soft copy of the form. He would then modify it, relabeling a couple of areas. Tim then asked Bobbi to see the CEO and get a copy of the packet and see if John had a soft copy so Tim can distribute it to the board.

On page 57; L, M, N, O - Tim questioned if there should be a notice addressing special exceptions. He requested Rich Kaplan to set up a form regarding non-conforming set backs. He stated non-conforming set backs will follow page 57, section F. The criteria is there on page 55 for non-conforming set backs and types of appeals. Tim questioned what the process is and stated they need a couple of paragraphs clarifying the procedure.

Tim stated that they might be able to use the same form, but for special exceptions make a note stating the 4 questions are non- applicable. Bobbi was requested to ask John Thompson for an electronic copy.

The next meeting will be on Friday, September 24, 2010 at 7:00 pm.

As there was no new business to discuss, Rich Kaplan moved to close the meeting; seconded by John Gardner with all in favor. The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Inez "Smitty" Kaplan, Recording Secretary