

**Zoning Board of Appeals
Frye Island Community Center
Friday, June 17, 2011**

Present: Tim McCarthy, Chairman, Bobbi Aranyi, Bill Trenchard, John Schutz

Absent: John Gardner, Rich Kaplan

Attendees: Steve Kaplan 34, Planning Board Chairman, Michelle Carr 42, Ronald Carr 38, Tony Heimann 507, Cecile Heimann 507, Pat Shea 507, Margaret Wrang 507, Robert Hahn 507, Kathleen Hahn 507, Steve Shea 507, Jim Walker 1291, Frank Reali 1991, Wayne Fournier 1113, Nancy Fournier 1113.

The chairman called the meeting to order at 7:00 pm.

Agenda

Minutes and Correspondence

The minutes of the 10/24/10 meeting were approved via e-mail vote.

Discuss Appointments and Alternates

The chairman discussed when the various board members' terms needed to be renewed:

Rich Kaplan- June 30, 2008- June 30, 2011- (this year)

Tim McCarthy- June 30, 2010- June 30, 2013

Bill Trenchard- June 30, 2010- June 30, 2013

Bobbi Aranyi- June 30, 2008- June 30, 2011 – (this year)

John Schutz- June 30, 2009,-June 30, 2012

John Gardner (alternate) - June 30, 2010- June 30, 2011 – (this year)

New Business

Set Back Reductions

The chairman stated that there were four applicants requesting set back reductions. Tim discussed the process for requesting a lot set back reduction. The current set back requirements were read at the meeting along with the FI Board of Appeals set back exceptions ordinance passed 10/11/2008.

The chairman called on James and Jeanne Walker, 1291 Birch Road to present their request for a set back reduction. Mr. Walker stated he wanted to take down a small deck and make a larger deck. He stated he was asking for the set back to be reduced from 50

feet to 40 feet for the front porch. Tim asked if there were any abutters present at the meeting- none were present and there were no further questions from the board.

John Schutz motioned to grant the reduction; seconded by Bill Trenchard with all in favor of granting the set back reduction.

Next the chairman called upon Anthony Heimann, 507 Leisure Lane to present his request for a set back reduction. Mr Heimann requested a reduction from 15 feet to the minimum 10 feet on each of the side yards to allow for building a 29 foot by 16 foot addition with a breezeway to the cottage. Mr. Heimann stated the bedrooms would all be in the addition and he cannot get adequate size without more width. No abutters were present.

Tim stated the expansion must not encroach upon the 10 foot minimum side set back. Mr. Heimann stated he had consulted with John Thompson regarding regulations and the CEO stated that the building will not infringe upon the 30% expansion rule.

Bill Trenchard made a motion to grant the side setback reductions; seconded by John Schutz with all in favor of granting the set back reductions.

Next the chairman called upon Wayne and Nancy Fournier, 1113 South Beach Road to present their request for a set back reduction and the reason for their request. Wayne stated that they would like to build an addition to a bedroom at the rear of the cottage, which is now only 8 by 10 feet. When the cottage was originally built it was not square on the lot. Consequently the rear corner of the existing cottage is 13 feet 5 inches from the lot line and the rear corner of the addition will be 12 feet 8 inches . They are therefore looking to receive a rear yard set back reduction of 12 feet 8 inches.

Bill Trenchard made a motion a grant the set back reduction; seconded by John Schutz. Tim McCarthy stated the Board will grant the set back request provided it does not exceed the 10 foot minimum set back exception. All were in favor.

Next the chairman called upon Gary and Michelle Carr, 42 Leisure Lane to present their request for a set back reduction.

Michelle stated that they are looking for a side yard reduction of 4 feet in order to build a 14 foot by 28 foot extension off the back of the house to increase bedroom space. The existing home is already located less than the 15 foot minimum set back. Michelle stated at the narrowest point the addition would be 11ft 6 inches to 12 feet-9inches from the lot line.

Bobbi Aranyi stated she had gotten a call from the owners at Lot 43 who said they had no objections.

Bill Trenchard made a motion to approve granting the side set back reduction; seconded by John Schutz. Tim McCarthy stressed they cannot exceed the 10 foot minimum exception. All were in favor of granting the side set back reduction.

No further business regarding set back reductions.

Bobbi Aranyi stated that her new phone number is as follows: 207-420-7164 (cell).

The next meeting will be held on Friday, July 15, 2011 at 7:00 pm.

As there was no further business to discuss, Bill Trenchard made a motion to adjourn the meeting; seconded by John Schutz with all in favor. The meeting was adjourned at 7:50 pm.

Respectfully Submitted,

Inez "Smitty" Kaplan, Recording Secretary