

**Zoning Board of Appeals
Frye Island Community Center
Friday, July 15, 2011**

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

Absent: John Gardner

Attendees: Robert Defelice 292, Steve Kaplan 34, Planning Board chairman, Dick Ohanesion 1678

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

Agenda

Minutes and Correspondence

John Schutz made a motion to accept the minutes of the 6/17/11 meeting; seconded by Bill Trenchard with all in favor.

Discuss Appointments and Alternates

Rich Kaplan's current term up was up June 30, 2011. Needs to go down to the office and be sworn in for another term. Because his term has expired, the chairman told him that he could participate in the meeting, but would be unable to vote. Bobbi Aranyi went to the office and was sworn in for another 3 year term.

Tim put a notice in the FINS looking for an individual to volunteer as an "alternate" member on the FI Board of Appeals to replace John Gardner's position.

Set Back Reduction Form

Tim distributed to all members a new form to be used in making set back reductions based on suggestions from John Thompson, CEO. Steve Kaplan asked if the form included the 30%. Tim said, "no". Steve stated that he thought it should be. Tim stated that the Town of Frye Island Board of Appeals- Notice of Decision- Lot Set Back Reduction Form must be notarized before a building permit will be issued. Tim stated that Calvin Nutting at the office is a notary and can be utilized for this purpose.

Application for Set Back Reduction

Robert Defelice, 292 Leisure Lane, has submitted an application for a set back reduction. Tim explained the procedure and the form with set back requirements. Once approval for

the set back reduction has been granted by the Board Of Appeals, the form has to be notarized, and then recorded with the Registry of Deeds before a building permit is granted. The form then needs to be given to John Thompson, CEO.

Mr. Defelice stated he is requesting a side set back reduction to build a replacement shed. He stated the existing shed is 16 feet by 8 feet 6 inches and is basically unsafe, and would like to replace it with a larger shed 14 ft. by 18 ft. to use for storage. The original shed was built 10 ft. from the property line. He, therefore, is requesting a 10 ft. side set back.

The chairman asked if anyone had a question. Dick Ohanesian 1678 said he was representing his parents, Jacob and Charlotte Ohanesian whose property at 291 Leisure Lane abuts Mr. Defelice's. They are concerned where the new building will be in relation to the property line, and that it will not be built any closer than the 10 ft. side set back that's already there. He was assured that the building could not be built any closer than the 10 ft. side set back reduction. He then stated that they had no objection as long as it meets the 10 ft minimum.

Tim requested that a motion be made to grant the reduction request. Bill Trenchard made a motion to accept the proposal to allow the 5 ft. set back reduction to remain in compliance with the minimum 10 ft. side set back reduction; seconded by John Schutz with all in favor. Approved 4-0.

Tim asked Bob whose names should be on the form and to what address he wanted it mailed to. Bob stated the form should be in the names of Robert Defelice and Deborah Edwards and mailed to the 292 Leisure Lane address. Tim stated he will fill out the form and take it to Calvin for notarization.

Tim asked if there was any other business that needed to be addressed. Bobbi Aranyi stated that she had changed her phone number again to 207-655-4817.

The next meeting will be Friday, August 19, 2011 at 7:00 pm.

As there was no further business to discuss, John Schutz made a motion to adjourn the meeting; seconded by Bill Trenchard with all in favor. The meeting was adjourned at 7:45 pm.

Respectfully Submitted,

Inez "Smitty" Kaplan, Recording Secretary