

Standish Town Hall

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Planning Board Meeting Minutes 03-02-2015

Standish Planning Board Meeting Minutes March 02, 2015

The meeting was called to order by Chairman Brian Libby at 7:02pm. Present was Alberta Byrnes, Lester Ordway, Alta Harding, Carol Billington, Mike Willette, Bud Benson, Town Planner and Jackie Dyer, secretary to the Planning Board. Absent was Cindy Beckwith.

The first item on the agenda was the approval of the 02-23-2015 meeting minutes. Mr. Ordway made a motion seconded by Mrs. Harding to approve the minutes. All in favor.

Approval of Finding of Fact :

Tompson Development for Shadow Woods Subdivision, Chadbourne Road, Map 19, Lot 34-2-5 & 34-2-6 (new line division between two lots), Subdivision Amendment
Mr. Ordway made a motion seconded by Mrs. Harding to waive the reading and approve the Finding of Fact. All in favor.

New Business :

William and Deborah Ward, 178 Stuart Shores Road, Map 59, Lot 23, Shoreland Zoning Application

Bill Ward and his wife Deborah were both present to represent themselves. Bill said they came before the Planning Board and were given approval over a year ago for this and have kept coming back, being denied, coming back and being denied again. He has set the cottage back even further than before to 61.3 feet and also turned the cottage 180 degrees. He feels that he has more than met the requirements but he also feels that he may have to ask for a variance on the side set back, allowing for the overhang on the roof.

Mr. Benson said the Ward's have moved the building back further and also relocated the deck more to the side of the cottage. The original approval was done with a 55 foot set back from the high water mark and is now 61.3 feet. Mr. Libby asked for discussion.

Mr. Ordway asked if the plan shows the overhangs on the back and Mr. Ward said they are there except for about 6 inches, because of the side set back. There are overhangs on both sides. Mr. Benson said he feels that the Board needs to grant a variance of at least 18 inches so that the requirements are met. Mr. Ordway made a motion, seconded by Mr. Willette to grant the variance and Mrs. Harding said she is not done with the discussion. Mr. Libby said a motion has been made and they need to deal with that. This would allow the variance to allow for the overhangs.

Mrs. Harding said she feels that the Board is too much ahead of themselves with granting the variance. She said the plans before them are very different than the plans that were approved previously and she was on the Board when approval was given over a year ago. She said she noticed the plans are different but also that the footprint is different from last time. Mr. Ward said the square footage is the same, but the footprint is completely different. He said they have also turned

the house 180 degrees and also moved it back further. Mr. Ward said they are back to the greatest extent. He said that if he is granted the variance for the over hangs, he will keep the cottage where it is and not have to come a little bit forward.

Mr. Libby said the Board is charged with making sure the cottage is back to the maximum practical extent and she said she is aware of that. Mr. Benson said they have moved this back as far as they can, but need the variance for the over hangs. Mr. and Mrs. Ward said they wouldn't be going for the variance if they could come forward. Deborah Ward said they need the overhangs because of the way the snow builds in there in the winter months and that would present them with a serious problem. She said if they backed it up, like they have done, they needed to change the shape of the building and that meant the overhangs have to be done. They spun the building around as that's what made sense. She said they have spent thousands of dollars on these plans and conforming to what the Board has asked of them.

Mrs. Ward asked the Board to please approve this application and they are working on a very steep grade. Mrs. Harding said she remembers the site walk and the layout of the property, also how cold it was that day. Mrs. Harding said she is just trying to make sure it's moved back as much as it can be and the Ward's said they have done that. She also said the plans are different and the measurements. Mr. Ward said that the person who put those measurements on that plan just stuck numbers in there and told him not to worry about it as the Town wouldn't know and wouldn't check those measurements. He said he was very nervous about doing that and Mr. Benson said he had done the measurements to scale. He said on the original Finding of Fact that's why the measurements were to scale.

Mrs. Harding said the high water marks on both didn't add up. Mr. Ward said he was worried about the measurements and knew they weren't right as his neighbor had to move his building way back some time ago. Mrs. Harding asked about the plan submitted this year as opposed to the one last year. He said the measurements on the new plan are right. Mr. Libby said he feels they are making way too much of this and Mrs. Billington agreed. Mrs. Harding said she is not done discussing this and feels more information is needed. Mr. Libby said they are just trying to grant the Ward's a variance and they have flipped the house 180 degrees. Mr. Benson said the reason why the house was flipped the 180 degrees is because of the height restrictions. He said the Ward's needed to create a different roofline without gable ends and they also were concerned about the water run off.

Mr. Benson said the building has angles on the front and this building will be an expensive one to build. Mr. Ordway made a motion to grant a variance for one foot into the setback so that the over hangs could be done within the 10 foot side setback. Mrs. Billington seconded the motion. All in favor.

Mr. Ordway made a motion to approve with the conditions of approval listed on Mr. Benson's memo, along with adding the granting of the variance into the setback. Mrs. Billington seconded the motion. All in favor.

Mr. Libby said that there will be an ordinance meeting on March 16, 2015. They will be discussing the water main in Steep Falls and the possibility of extending it.

Mr. Ordway made a motion to adjourn the meeting, seconded by Mrs. Harding. All in favor.
Meeting was adjourned at 7:18pm