

CITY OF LEWISTON  
BOARD OF APPEALS MEETING  
MINUTES for April 18, 2012

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- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 6:00 p.m. Pauline Gudas, chaired the meeting.

**Members in Attendance:** Pauline Gudas and Michael Lachance

**Members in Absent:** Jim Horn, Cheryl Bonawitz, Matthew Agren, Christine Kendall and Doug Stone

**Associate Member Present:** Elaine Fenderson and Patricia Gagne'

**Staff Present:** Gil Arsenault, Director of Planning & Code and Joline Boulay, Administrative Assistant, Department of Planning & Code Enforcement

Pauline Gudas appointed Elaine Fenderson and Patricia Gagne' to be full voting members for this meeting.

**Correspondence:** The following motion was made.

**MOTION:** by **Michael Lachance** to accept and place on file the staff Memorandum dated April 12, 2012 from Gil Arsenault, Director of Planning & Code Enforcement. Second by **Patricia Gagne'**.

**VOTED:** 4-0 (*Passed*).

Pauline Gudas read the Board of Appeals policies and procedures for this meeting. Four (4) affirmative votes are needed for an item to pass.

Attorney Ronald Bissonnette, Esq. requested to table the CEI Housing, Inc. appeal of 271 Park Street as he wanted to provide CEI with the opportunity to be heard by a full Board.

**MOTION:** by **Elaine Fenderson** to table the CEI Housing, Inc. appeal of 271 Park Street to the Board of Appeals Meeting scheduled for May 16, 2012 Second by **Patricia Gagne'**.

**VOTED:** 4-0 (*Passed*)

II. **NEW BUSINESS:**

- A. The Petitioner, Tania Doyon is requesting a side setback modification to construct a 14' x 20' garage addition on the property located at 20 Owen Street.

**MOTION:** by **Elaine Fenderson** to hear the appeal pursuant to Appendix A, Article VIII, Sections 4(10), and Article IX, Sections 3(9) and 3(10) of the Code. Second by **Patricia Gagne'**.

**VOTED:** 4-0 (*Passed*).

Tania Doyon was present on behalf of her request for a side setback modification to construct a 14' x 20' garage addition on the property located at 20 Owen Street. Tania stated that she intends on residing at this property for many years to come and that she and her husband have two vehicles and would like the vehicles out of the inclement weather. Tania has spoken with abutters and abutters approve of the project.

The public portion of the meeting was closed as there were no other comments forthcoming.

**MOTION:** by **Michael Lachance** that I find the facts contained in the notice of appeal and the site analysis portion of the written comments of the City staff are accurate and correct. I further find all of the standards imposed pursuant to Appendix A, Article VIII, Section 4(10) and Article X, Sections 3(9) and 3(10) Ordinances of the City of Lewiston have been met. Therefore, I move that the appeal be granted to Tania Doyon with no conditions. Second by **Patricia Gagne**'.

**VOTED: 4-0 (Passed).**

B. The Petitioner, James Daigle is requesting a side setback modification to construct an addition over a one story garage to enlarge the second floor apartment on the property located at 32 Fairlawn Avenue.

**MOTION:** by **Patricia Gagne**' to hear the appeal pursuant to Appendix A, Article VIII, Sections 4(10), and Article IX, Sections 3(9) and 3(10) of the Code. Second by **Elaine Fenderson**.

**VOTED: 4-0 (Passed).**

James Daigle was present on behalf of his request for a side setback modification to construct a 17' x 30' second story addition 5.5' from the side lot line. Mr. Daigle stated he wants to enlarge the apartment to meet the needs of his daughter who plans to reside in said unit.

The public portion of the meeting was closed as there were no other comments forthcoming.

**MOTION:** by **Patricia Gagne**' that I find the facts contained in the notice of appeal and the site analysis portion of the written comments of the City staff are accurate and correct. I further find all of the standards imposed pursuant to Appendix A, Article VIII, Section 4(10) and Article IX, Sections 3(9) and 3(10) Ordinances of the City of Lewiston have been met. Therefore, I move that the appeal be granted to James Daigle with no conditions. Second by **Elaine Fenderson**.

**VOTED: 4-0 (Passed).**

III. **READING OF MINUTES:** Draft Minutes of the February 1, 2012.

**MOTION:** by **Pauline Gudas** that the minutes for February 1, 2012 meeting be tabled to the next scheduled meeting due to lack of members present. Second by **Patricia Gagne**'.

**VOTED:** **4-0 (Passed).**

**IV. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Patricia Gagne**' that this meeting adjourns at 6:55 **p.m.** Second by **Elaine Fenderson**.

**VOTED:** **4-0 (Passed).**

Respectfully Submitted:

Cheryl Bonawitz, Secretary