

CITY OF LEWISTON
BOARD OF APPEALS MEETING
MINUTES for July 1, 2015

- 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. **Patricia Gagne'** chaired the meeting.

Members in Attendance: John Clifford IV, Patricia Gagne' and Andrew Choate, Elaine Fenderson and Paula Masselli

Members Absent: Christine Kendall

Associate Member Present: Daniel Dube'

Associate Members Absent: Jared Golden

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

Patricia Gagne' appointed Daniel Dube' a full voting member for this meeting.

II. **NEW BUSINESS:**

- A) The Petitioner is requesting a side setback modification to construct a 24' x 30' detached garage to be located 5' from the side lot line at 82 Prospect Avenue.

Ronella Paradis was present of behalf of the project. Ronella stated she had a fire on May 4, 2015 and has come to the board to request for the ability to rebuild the garage on the same foundation as there is no other practical place to locate the garage. Ronella is requesting a 5' side setback to construct a 24' x 30' garage from the side lot line at 82 Prospect Avenue.

Jack Clifford questioned when the garage was built. Ronella was not quite sure when the garage was built as the garage was there when they purchased the home.

Andrew Choate questioned Ronella in regards to the grassy lot adjacent from her property. Ronella stated it did not belong to her.

There was no public comment.

MOTION: by **Jack Clifford** that he finds 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.

Second by **Elaine Fenderson**.

VOTED: 6-0 (Passed).

MOTION: by **Jack Clifford** that he further finds all of the standards imposed pursuant to Appendix A, Article VIII, Section 4(10) and Article IX, Sections 3(9) and 3(10) of the Ordinances of the City of Lewiston have been met. Therefore, I move that the appeal be granted to Ronella Paradis.
Second by **Elaine Fenderson**.
VOTED: 6-0 (Passed).

V. READING OF MINUTES: Draft Minutes for the March 18, 2015 meeting.

MOTION: by **Andrew Choate** to table the draft minutes from the March 18, 2015 meeting as the minutes were incomplete. Second by **Elaine Fenderson**.
VOTED: 6-0 (Passed).

VI. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Jack Clifford** that this meeting adjourns at **6:25**
Second by **Elaine Fenderson**.
VOTED: 6-0 (Passed).

Respectfully Submitted:

Paula Masselli, Secretary