

CITY OF LEWISTON
BOARD OF APPEALS MEETING
FINAL MINUTES for August 17, 2016

- 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: Patricia Gagne', Elaine Fenderson, John Clifford IV, Paula Masselli, Daniel Dube' and Christine Kendall

Member Absent: Andrew Choate

Associate Member Present: Leslie Dubois

Associate Member Absent: Janet Barrett

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

Guest Present: Andy Choate and Bruce Roy

Leslie Dubois was appointed full voting member for this meeting.

II. **NEW BUSINESS:**

- a) An application submitted by Bruce L. Roy requesting a side setback modification to construct a 15.5' x 24' detached garage to be located 10.5' from the westerly side lot line at 5 Larrabee Road.

Patricia described the modification and Gil read staff comments to the Board.

Andy Choate said he was representing Bruce Roy and explained that Mr. Roy is requesting a side setback modification in order to construction a 15.5' x 24' detached garage. He said in the back of his property was the Maine Hotel and on the right was a used car dealership. The garage would be towards the back of the property and there was no need for public safety access. He said there would be no visual impact

Bruce Roy who entered the meeting at 6:05 said he had no other comments.

Gil said that he received a call from the owner of the car dealership and they voiced concerns about heavy equipment to close to the retaining wall. Mr. Roy said his contractors will be very careful not to go to close to that wall.

The following motion was made:

MOTION: by **John Clifford, IV** moves that the petition from Bruce L. Roy meets the applicable criteria contained in Article IX, Sections 3(9) and 3(10) of the Code and grants the side setback modifications to construct a 15.5' x 24' detached garage to be located 10.5' from the westerly side lot line at 5 Larrabee Road with the condition that the structure is up to building codes and heavy equipment is kept away from the retaining wall. Second by **Paula Masselli**

VOTED: 7-0 (Passed)

III. **READING OF MINUTES:** Draft Minutes for the May 4, 2016 meeting.

MOTION: by **John Clifford, IV** to accept the draft minutes from the May 4, 2016 meeting as presented. Second **Elaine Fenderson**.

VOTED: 7-0 (Passed)

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

MOTION: by **John Clifford, IV** that this meeting adjourns at 6:10 p.m. Second by **Leslie Dubois**.

VOTED: 7-0 (Passed).

Respectfully Submitted:

Paula Masselli

Paula Masselli, Secretary

CLL