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| **Bridgton Appeals Board Meeting Minutes** | **December 1, 2022** |
| **In-Person Meeting** | **5:00 pm** |

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| **Board Members** | **Staff Member** |
| John Schuettinger | **X** | Brenda Day, Code Enforcement  | **X** |
| Mark Harmon-Vice Chair  |  | Loralee Phillips, Admin Asst., Staff  | **X** |
| Bruce Hancock  | **X** |  |  |
| Kevin Raday | **X** |  |
| Kappy Sprenger | **X** |  |

**Item #1 Call to Order**

John Schuettinger, Chair, called the meeting to order at 5:00pm.

**Item #2 The Pledge of Allegiance**

**Item #3 Approval of Minutes**

**MOTION** Bruce Hancock moved to approve October 20, 2022 minutes, second by Kevin Raday

**MOTION CARRIES 3/0**

**MOTION** Bruce Hancockmoved to elect Kappy Sprenger a voting member, second by Kevin Raday

**MOTION CARRIES 3/0**

**Item #4 Old Business**

 **4A. Camp Woodlands**

 **11 Camp Woodlands Rd**

 **Map 6 Lot 40**

Jim Katsiaficas spoke to legal opinion on the Camp Woodlands appeal. He stated that since the project is still in its preliminary stages, it still must go to Planning Board for final approval. He stated that it is in the town, appellant, and applicants’ best interest to wait to appeal until final approval has been issued by the Planning Board.

**MOTION** Kevin Raday moved to deny appeal of Camp Woodlands subdivision at this time due to subdivision plans from Planning Board being incomplete, second by Bruce Hancock

**MOTION CARRIES 4/0**

Jim Katsiaficas read aloud the Notice of Decision and Findings of Fact & Conclusions of Law.

**MOTION** Kevin Raday moved to approve the Notice of Decision and Findings of Fact & Conclusions of Law and to authorize Chair Schuettinger to sign above document, second by Bruce Hancock

**MOTION CARRIES 4/0**

**Item #5 New Business**

**5A. New England Water Sports**

 **Portland Rd**

 **Map 10 Lot 3-1 & 3-2**

Jay Guthro, owner of New England Water Sports, spoke to this requested variance. The concern is to set the building further back than currently allowed to avoid potential car accidents and snowplows pushing snow and/or rocks through frontal glass windows.

The Board discussed with the applicant the surrounding area of this parcel. This lot is surrounded by the Outer Corridor, which has a setback of 75 feet minimum. For this reason, the Board felt this variance was a reasonable request.

Chair Schuettinger opened the public hearing.

Chair Schuettinger closed the Public Hearing.

Undue Hardship Test:

*The hardship is not the result or action taken by the applicant or a prior owner*

**MOTION** Bruce Hancock moved that applicant meets standard because the land was undeveloped previously, second by Kappy Sprenger

**MOTION CARRIES 4/0**

*The granting of a variance will not alter the essential character of the locality*

**MOTION** Kevin Raday moved that the applicant has met this test because this variance will enhance the character and make proposed building compatible with its surroundings, second byBruce Hancock

**MOTION CARRIES 4/0**

*The need for a variance is due to the unique circumstances of the property and not to the general conditions* *of the neighborhood*

**MOTION** Kevin Raday moved the lots here are different from lots adjacent, so it only applies to these 2 lots, therefor would not have any more universal application in that zone, second by Bruce Hancock

**MOTION CARRIES 4/0**

*The land in question cannot yield a reasonable return unless a variance is granted*

**MOTION** Kevin Raday moved that because the hardship is due to the nature of the land and the location of slopes and low spots along the frontage of the lot, which means that the lot is not easily developed, and the IC front setback makes development still more challenging, the standard is met, second by Kappy Sprenger

**MOTION CARRIES 4/0**

**MOTION** Kevin Raday moved to grant the variance, second by Kappy Sprenger

**MOTION CARRIES 4/0**

**Item #6 Other**

**MOTION** John Schuettinger moved to adopt Roberts Rules, second by Bruce Hancock

**MOTION CARRIES 4/0**

**Item #7 Adjourn**

Chairman Schuettinger adjourned this meeting until Monday, December 5, 2022 at 5PM for adoption of Notice of Decision