

Town of Phippsburg
Appeals Board
Site Walk for Houghton & Patricia Trott
Hearing for a Variance for Houghton & Patricia Trott
October 17, 2007

Site Walk:


Present: Mr. Thomas Totman, Chairman David Thombs, Mr. Thomas Cashman, Mr. John Morse, Mr. Storrs Bigelow and CEO Lee Rainey

The Appeals Board was requested to grant a 30% building expansion variance for Houghton & Patricia Trott of 331 Small Point Road (Map 025, Lot 011) for a gazebo. The 13'x12' gazebo was proposed on the back side of the house, attached to the barn with a gabled roof. The proposed gazebo also had an attached 6'6"x6' breezeway leading from the house. The proposed gazebo would be closed in with windows and screens.

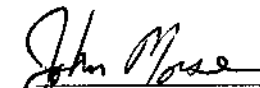
Hearing:

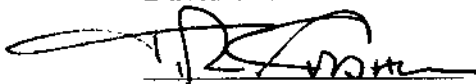
Present: Mr. Thomas Totman, Chairman David Thombs, Mr. Thomas Cashman, Mr. John Morse, Mr. Storrs Bigelow

Mr. Thombs explained the reason for the hearing was to allow a variance for Houghton & Patricia Trott for a gazebo on the west side of the existing house. The house is non-conforming because it sits too close to the road. The Trotts have 102 sq ft remaining from their previous expansions with the 30% rule. The proposed gazebo is 182.5 sq ft, thus the Trotts need an 80 sq ft variance. Mr. Totman asked what the hardship was for the variance. Mrs. Trott explained they would like an attached gazebo to enjoy in all seasons. The Board members all tried to give alternative solutions to the variance, make the gazebo smaller, put the entrance thru the barn and have the gazebo unattached. CEO Lee Rainey said the Trotts could place the gazebo in the yard as long as it was 75ft from the road and 20 ft from property lines. Mrs. Trott really wanted it attached because of their ages. Mr. Totman explained if Mrs. Trott could design the gazebo within the 102sq ft left, the Planning Board could approve the gazebo. Mrs. Trott said the way the gazebo was designed was what they wanted. Mr. Bigelow said no hardships were met. Mr. Thombs gave the Trotts the option of withdrawing their application or having it denied. Mr. & Mrs. Trott withdrew their application. The Board returned their application.


David Thombs


Thomas Totman


John Morse


Thomas Cashman


Storrs Bigelow

Town of Phippsburg
Appeals Board
Site Walk for John Quimby
Hearing for a Variance for John Quimby
October 17, 2007

Site Walk:

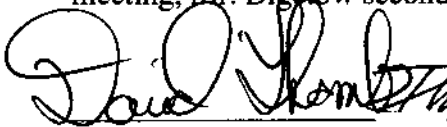
Present: Mr. Thomas Totman, Chairman David Thombs, Mr. Thomas Cashman, Mr. John Morse, Mr. Storrs Bigelow and CEO Lee Rainey

The Appeals Board was requested to grant an after-the-fact variance for a porch expansion exceeding 30% for John Quimby, 622 Parker Head Road (Map 011, Lot 031), for a 16'x 22' porch with a 16'x 14'6" screened in portion. There was an expansion variance granted in 2001 for renovations of the non-conforming lot. The closest to the road area of the house was 36'6" from the center of the road.

Hearing:

Present: Mr. Thomas Totman, Chairman David Thombs, Mr. Thomas Cashman, Mr. John Morse, Mr. Storrs Bigelow

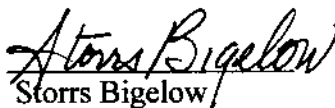
Chair Thombs explained the reason for the hearing- request to grant an after-the-fact variance for a porch expansion exceeding 30%, for a 16'x 22' porch with a 16'x 14'6" screened in portion. Mr. Quimby presented the 2001 blue prints in which it was written deck, but no dimensions. Mr. Quimby explained that no dimensions for the deck were given because he and his wife were not sure what they wanted. In May of 2007, Mr. Quimby poured 8 posts for his porch. After the behest of his wife, Mr. Quimby went to get a permit from CEO Rainey. Once contacted, CEO Rainey said to wait a day and he would get back to Mr. Quimby. The next day, CEO Rainey told Mr. Quimby he could not issue him a permit and that he would need to go before the Planning Board. Mr. Quimby felt that it was just a formality and continued working on his deck. The Planning Board denied his request for a permit, in September, and told him to go to the Appeals Board. Mr. Quimby explained that he did not realize the deck was a structure, therefore required a separate permit. Several Board members were amazed that Mr. Quimby did not realize he needed a permit from the 2001 proceedings. When asked about hardships- criteria for granting a variance- Mr. Quimby expressed his love for his child and want to protect him from ticks and mosquitoes, the money he has already spent and the time to build the deck. Chair Thombs asked the Board if the dimensions of the deck had been on the plans in 2001 would the Board have granted the original variance. Mr. Morse responded that they would have looked closer to the placement of the septic system and lot lines before granting the variance. Mr. Cashman motioned to table this request until the November meeting, Mr. Bigelow seconded- vote of 4-1, Mr. Morse dissenting.


David Thombs


Thomas Totman

John Morse


Thomas Cashman


Storrs Bigelow

Town of Phippsburg
Appeals Board
Site Walk for Dan Dowd
Hearing for a Variance for Dan Dowd
October 17, 2007

Site Walk:

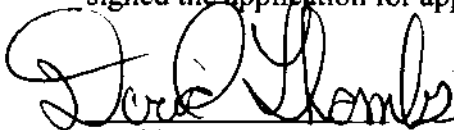
Present: Mr. Thomas Totman, Chairman David Thombs, Mr. Thomas Cashman, Mr. John Morse, Mr. Storrs Bigelow and CEO Lee Rainey

The Appeals Board was requested to grant a road setback variance for a garage for Dan Dowd, 87 Cox Head Road (Map 013, Lot 040). The garage would be no larger than 14x20, single car and one level. The proposed site is 50ft from the north east center line of the road. Placement of the proposed garage is the least intrusive because of the leach field to the south east and the well line to the north. The ledge on the property is also a consideration for placement of the garage.

Hearing:

Present: Mr. Thomas Totman, Chairman David Thombs, Mr. Thomas Cashman, Mr. John Morse, Mr. Storrs Bigelow

Chair Thombs explained the reason for the hearing, to grant a setback variance for Dan Dowd,). Mr. Dowd explained the hardship of different locations of the proposed garage being his well line and ledge, septic system and wetland area. Mr. Totman proposed that Mr. Dowd perhaps use a conduit for his well line to allow the garage to be placed further back from the road. Mr. Dowd said he would do his best to build the garage as far back as the ledge would allow from the road. Mr. Bigelow said, as reading thru the Appeals Board guidelines, he felt that only #1 (reasonable return) was the issue. Mr. Morse said that considering reasonable usage of a property, a garage would be a reasonable use. There are no other hindrances; the garage does not seem unreasonable. Mr. Totman motioned to approve Mr. Dowd's request for a 25 ft setback from Cox Head Road, with the hope of moving the garage as far back as possible with use of a conduit for the well line. Mr. Cashman seconded the motion, unanimous vote. Board members signed the application for approval.


David Thombs


Thomas Totman


John Morse


Thomas Cashman


Storrs Bigelow

Town of Phippsburg
Appeals Board
Site Walk for William & Peggy Mullen
Hearing for a Variance for William & Peggy Mullen
October 17, 2007

Site Walk:

Present: Mr. Thomas Totman, Chairman David Thombs, Mr. Thomas Cashman, Mr. John Morse, Mr. Storrs Bigelow and CEO Lee Rainey

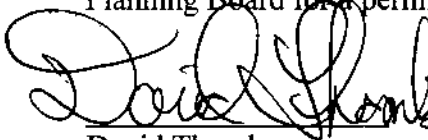
The Appeals Board was requested to grant a variance in the Shoreland Zone for William and Peggy Mullen, 42 Grove Road Small Point (Map 023, Lot 040) for a deck expansion. Brian Doughty was representing the Mullens. Mr. Doughty explained the dimensions of the proposed expansion connecting to the existing deck- 12'E, 10'N, 13'NW and 5'W=159 sq ft, no closer to the water. The Mullens only have 49sq ft left after their 30% expansion and they are less than 100 ft from the water. The Board measured from the closest point from the original deck to the bluff and recorded 66'. Plans to eliminate the existing stairs and replacing them with stairs that conform to code were also discussed.

Hearing:

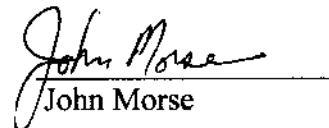
Present: Mr. Thomas Totman, Chairman David Thombs, Mr. Thomas Cashman, Mr. John Morse, Mr. Storrs Bigelow

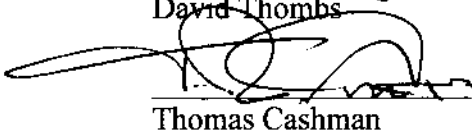
Chair Thombs explained the reason for the hearing to grant a variance in the Shoreland Zone for William and Peggy Mullen, 42 Grove Road Small Point (Map 023, Lot 040) for a deck expansion. Mr. Brian Doughty was present representing the Mullens. Mr. Totman read from Sec 12 C1.A in the Shoreland Zone Ordinance in accordance with the 30% rule and proximity to the water. The Board measured 66' from the bluff to the existing deck. The Mullens are aware that they only have 49sq ft left from their 30% expansion and just want a bigger deck and better stairs. Board members offered 5x10 or 7x7 deck expansions without requiring a variance from the Board. As to hardships, Mr. Doughty said they wanted a larger deck and better stairs. Mr. Morse said there were no real hardship and the Mullens already have full use of their property. Mr. Cashman said the 49sq ft left could expand the deck and the reasonable return standard was not met either.

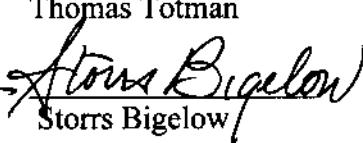
Mr. Morse motioned that the request for a variance be denied, Mr. Totman seconded- unanimous vote. The Board did say to Mr. Doughty that he petition the Planning Board for a permit for the 49sqft at any time. Board signed the application.


David Thombs


Thomas Totman


John Morse


Thomas Cashman


Storrs Bigelow