

**FALMOUTH BOARD OF ZONING APPEALS
MEETING MINUTES
TUESDAY, AUGUST 27, 2013, 6:30 P.M.
FALMOUTH TOWN HALL, COUNCIL CHAMBERS**

MEMBERS PRESENT: Willie Audet (Chair), Stan Given, Jay Meyer, Roland Beaudoin (Alternate)

MEMBERS ABSENT: Dennis Keeler, Jonathan Berry

STAFF PRESENT: Justin Brown, Code Enforcement Officer

1. Call to order

The meeting was called to order at 6:33 pm.

Roland Beaudoin was appointed as a voting member.

2. Approval of minutes from the previous hearing.

Willie Audet moved discussion of the minutes to the end of the hearing.

3. Discussion and finding that all applications presented for this hearing are complete.

The Board determined that all applications were complete.

4. Agenda Items

a. 77 Waites Landing Rd. Geoffrey LaFond – Requesting Conditional Use under Section 6.2 to construct a garage. Parcel U05-019, zoned RC.

Roland Beaudoin recused himself from the item, as he has a conflict with the applicant's brother.

Mr. Lafond said he is requesting a conditional use to construct a detached 16x20' barn and garage. He felt it met all appropriate setbacks and conditional use criteria.

Public comment period opened; no public comment.

Jay Meyer moved to approve the application under section 6.2; Stan Given seconded. Motion carried 3-0.

b. 1 Quaker Ln. Timothy & Lisa Saulter – Requesting Conditional Use under Section 5.21 for a Home Occupation. Parcel U62-001-001, zoned RA.

Lisa Saulter presented the Board with additional materials. They are looking to have a part-time home office, in a separate structure on the lot. It will not be attached to the home, and will have three parking spaces out front. They are looking to build it in such a way that, if a future owner wanted to use it as either an in-law apartment or garage, they could do that.

Roland Beaudoin said if a future owner wanted an in-law apartment they would have to come back before the Board. Justin Brown agreed that any change of use would have to come back to the Board.

Jay Meyer asked if they were approving the building or the use. Justin Brown said they were just approving the use; the building meets structural setbacks.

Jay Meyer asked if there was any signage proposed; Mrs. Saulter said no.

Willie Audet asked if they spoke with the abutters.

Mrs. Saulter said they have; one abutter hasn't moved in yet, but she thought their realtor had made them aware of the proposal. The other neighbors were in favor of the project.

Public comment period opened; no public comment.

Stan Given moved to approve the application under section 5.21; Jay Meyer seconded. Motion carried 4-0.

c. 16 Lunt Rd. William M. Lunt III – Requesting Conditional Use under Section 5.22.1 to construct an Accessory Dwelling above a garage. Parcel U24-010-00B, zoned RA.

Bill Lunt said he is planning to build a 2.5 bay garage with an apartment over it for his son and daughter-in-law. It meets all the criteria for setbacks. The apartment is larger than was originally allowed by ordinance; with the recent ordinance amendment they are now well within the allowed limits. The property is on Town water and sewer. It will have separate electric service, but will share a sewer line with the main home. He has spoken with the abutters who all approved of the proposal.

Jay Meyer asked if the proposed sewer setup was unusual; Justin Brown said it is not.

The Board complimented the applicant on the application materials.

Public comment period opened; no public comment.

Stan Given moved to approve the application under section 5.22.1; Roland Beaudoin seconded. Motion carried 4-0.

2. Approval of minutes from the previous hearing.

There were no minutes available to review.

The meeting adjourned at 6:49 pm.

Respectfully submitted,

Melissa Tryon
Recording Secretary