

**TOWN OF WALDOBORO  
BOARD OF APPEALS  
MEETING MINUTES  
JULY 19, 2007**

**PRESENT:** Art Emanuelsen, Barbara Swiderek, Russ Hansen, CEO John Black

**ABSENT:** Chairman Sam Chapman, Tyler Lupien

**PUBLIC:** John Burbank, Jr., Michelle Burbank, Suzanne Carlson, Bob Morin, Steve Dayton

Acting Chairman Hansen called the meeting at 6:37pm.

**Variance from Dimensional Standards,** John H. Burbank, Jr., Road Setback Variance of 25 feet for a house addition, 212 Washington Road, Tax Map R6, Lot 6.

Mr. Burbank presented his proposal. The house is an old farmhouse and he would like to build an addition to provide extra space and an extra bathroom on the ground floor.

Setback Requirements were discussed, Section 11-4 in the Land Use Ordinance book.

The house is 46 feet from the road (when built in the early 1900s). The addition will be 50 ½ feet from the road and will be consistent with the current house and other houses along the road. An old garage was demolished and a new garage is being erected that will conform to requirements.

Ms. Carlson stated that a unique circumstance is that they are dealing with a non conforming dwelling. She also states the addition would enhance the market value of surrounding properties. The abutters have no problems with this project. The original house has existed long before the current ordinance went into effect. There is a well at the back of the house prohibiting building here due to possibly disturbing this unique and historic hand dug well. The concern is to have practical, functional, and cost effective addition. Mr. Burbank equates feasibility with cost concerns. This alternative is the lowest cost. There will be no adverse effect on the environment. This will improve the nature of the house. The land is not in shoreland zone.

Practical Difficulty – Very few people would be interested in buying the property with the way it is (bathroom, etc.). The bedrooms are very small with no closet space and a damp basement. It is almost obligatory that a first floor bathroom be handicap accessible. This is not law but just practical.

Ms. Swiderek thinks a retirement home should have a bathroom on the first floor.

It would cost 20-30% at minimum to build on the west part of the house. The structure of the house is affected more by more concrete and excavation work. There would be more interior disruption as well. A substantial amount of light from existing windows would be lost if the addition is built on the west side.

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**PUBLIC COMMENT:**

Mr. Dayton states the project seems sensible to him.

**MOTION: Ms. Swiderek motioned to grant the variance, seconded by Mr. Emanuelson.**

The Practical Difficulty Requirements were gone over and voted on.

- 1 – Unique circumstance passed 2-1.
- 2 – Undesirable change passed 3-0.
- 3 – Action taken by the petitioner passed 3-0.
- 4 – Other feasible alternative passed 2-1.
- 5 – Natural environment passed 3-0.

**VOTE :** The Vote was 2-1 in favor of granting the variance.

**MINUTES:**

**MOTION:** Ms. Swiderek motioned to approve the minutes of February 15, 2007, seconded by Mr. Emanuelson and approved 3-0.

**MEMBER COMMENTS**

There were no member comments this evening.

**ADJOURNMENT**

Adjournment was at 7:30 with a motion by Mr. Emanuelson, second by Ms. Swiderek and approved 3-0.

Next meeting will be May 16, 2007.

Respectfully submitted,

Norma A. Hill  
Recording Secretary

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C. Russel Hansen, Chairman, Pro-Tem

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Arthur Emanuelson

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Barbara Swiderek