

**TOWN OF WALDOBORO  
BOARD OF APPEALS  
MEETING MINUTES  
AUGUST 20, 2007**

**PRESENT:** Art Emanuelsen, Barbara Swiderek, and Chairman Sam Chapman CEO  
John Black

**ABSENT:** Tyler Lupien, Russ Hansen

**PUBLIC:** Lacey and Adam Rubenstein

Chairman Chapman called the meeting at 6:30pm. Roll call was taken and quorum established.

**Variance from Dimensional Standards, Adam and Lacey Rubenstein: Road Setback Variance of 35 feet for a garage, 728 Finntown Road, Tax Map R11, Lot 4D**

Chairman Chapman read the application.

Setback Requirements were discussed, Article 11, Section B, Variances, page 11-4 in the Land Use Ordinance book. Jurisdiction is established.

Mr. Rubenstein made his presentation and showed pictures of where the proposed garage would be located. The setback variance requested is 35 feet from the road.

Abutters were notified but no one has contacted CEO Black in opposition of the project.

The trailer and shed are less than the 75-foot setback requirement but are grandfathered.

There are no abutters or general public present to speak.

**MOTION:** Ms. Swiderek motioned to approve and grant the variance, seconded by Mr. Emanuelsen.

**VOTE:** 3-0 to grant the variance.

There are no shoreland zoning issues to discuss.

Practical Difficulty requirements were all met. If the garage is built in another location on the property it appears there would be a significant economic effect on the petitioner resulting in practical difficulty. The Board agreed on this statement 3-0.

**Town of Waldoboro  
BOA Committee  
Meeting Minutes  
August 20, 2007  
Page Two**

**MINUTES:**

**MOTION:** Ms. Swiderek motioned to approve the minutes of July 19, 2007, seconded by Mr. Emanuelson and approved 3-0.

**MEMBER COMMENTS**

There were no member comments this evening.

**ADJOURNMENT**

Adjournment was at 7:53 with a motion by Mr. Emanuelson, second by Ms. Swiderek and approved 3-0.

Respectfully submitted,

Norma A. Hill  
Recording Secretary

---

Chairman Sam Chapman

---

Barbara Swiderek

---

Art Emanuelson

---

Tyler Lupien

---

Russ Hansen