

## DRAFT

Lamoine Board of Appeals  
Minutes – Meeting 15 August 2017

1. Recognizing that a quorum is present, Chair Fenton **called the meeting to order** at 18:37 pm.

**Present** were Appeals Board members Hancock “Griff” Fenton, Michael Jordan, and Jon VanAmringe.

2. **Minutes from Prior Meeting [3 July 2017].** Mr. Jordan moved to approve the Minutes as amended. Mr. Fenton 2nd. Vote in favor was 3-0.

3. **Request for Variance (Donald S. & Chloe Hatcher, Map 3 Lot 18A)**

Neither Donald nor Chloe Hatcher was present to continue discussion of this matter. With the absence of the Code Enforcement Officer, it is unknown whether Mr. Hatcher met with the CEO to discuss this matter further. At question is what issues affect building on this property, in particular, a driveway with entrance/egress on Shore Road.

Board further discussed this Request for Variance.

- The Appellant’s failure to appear at either of the Board’s meetings [3 July and 15 August] could be an indication that the Hatchers had abandoned their request for Variance.
- Following general discussion, the consensus of the Board was to defer any further action, pending discussion with the CEO and as needed communication by the CEO with the Appellants. If there has been no communication, the Board will determine, at its’ next meeting, whether the Request for Variance has been abandoned.

4. **Appeals Board Ordinance** – Based on discussion at prior meetings the Board continued to consider the current working draft of the *Town of Lamoine Board of Appeals Ordinance*, now dated as of 14 August 2017. General discussion included that the Ordinance should:

- follow applicable Maine Statutes

- ensure compliance and coordination of federal and state regulation with regard to the Shoreland Zone
- ensure compliance and coordination of federal and state regulation with regard to provisions related to persons with disabilities.
- be the consolidated governing document for all appeals under all applicable ordinances including actions of the Code Enforcement Officer and Planning Board [including, actions taken under the most current Lamoine Building and Land Use Ordinance and Building Codes] and other Lamoine Boards, duly formed and authorized by the Lamoine Selectmen.

Board of Appeals specifically will not, unless directed by the Lamoine Selectmen, deal with Appeals related to General Assistance, decisions of Assessors, related to personnel matters, and otherwise actions undertaken by the Lamoine Selectmen.

Lamoine Appeals Board, consistent with state statute and other guidance will consider both *de novo* and administrative appeals.

Vice Chair will consolidate comments from the general discussion that ensued. It is the Chair's hope that at the next plenary meeting of the Board we can discuss this. Further discussion was deferred to the next regular meeting with hopes of having full participation of all Board of Appeals members. This updated draft will include a flow chart of procedures for Appeals and Requests for Variance including a review and link to required forms.

Following consideration and approval of the next draft of *Town of Lamoine Board of Appeals Ordinance*, copies will be distributed to interested parties and Boards for comment.

**5. Other matters to come before the Board of Appeals – None**

**6. Next meeting date(s) – Tuesday, 19 September at 18:30 pm at the Town Office.**

There being no further business, on the motion of Mr. Jordan, second by Mr. Fenton, all members voting in favor, the meeting was adjourned at 19:32 pm.

Respectfully submitted,

Jon VanAmringe, Vice Chairman