



Lamoine Board of Appeals

606 Douglas Hwy
Lamoine, ME 04605
(207) – 667-2242
town@lamoine-me.gov

Minutes – June 8, 2022

1. Call to order @ 6:31

Members in attendance:

Griff Fenton, Jay Fowler, Jon VanAmringe, Mike Jordan, Brett Jones, Gary Loft (Alternate)

Public in attendance: John Clewley

--Regular Business--

2. Consideration of [minutes \(May 26th, 2022\)](#):

Mike made motion, Jay seconded.

Motion carries 5/0 (Gary as voting member).

--Agenda items--

3. Appeal - John Clewley (Map 16 Lot 45)

Findings & Facts, Conclusion of Law Variance Application Mike made motion to accept as written, Gary seconded 5/0 (Gary as voting member).

(All further voting was done with regular members)

Administrative appeal of CEO decision

a. Determination of Jurisdiction (was found to have jurisdiction) b. Determination of standing of Applicant (was found to have standing) c. Timeliness of Receipt of Appeal (was found to be timely) d. Poll Board for Conflicts of Interest (no conflicts found) e. Determination of Quorum – makeup of hearing board (quorum met) f. Type of Hearing (de novo or administrative appeal) (administrative) g. Rules of Procedure (applicant will present case to board) h. Time and location of hearing(s) (6/8/2022 6:30)

A brief discussion took place regarding the reason for the applications denial.

A brief discussion was had regarding the issue previously brought up by the CEO of lot coverage. A point was made that the reason specified by the CEO for denial was setback distance. There was no further discussion on lot coverage as it was deemed irrelevant to the denial of the application.

The following motion was made by Mike and seconded by Jon. Motion carries 5/0.

"The Board of Appeals rules in favor of the applicant and finds that the Code Enforcement Officer erred in the denial of the application made by John Clewley, by misinterpreting Section 5,I,A (Expansion) of the BLUO.

We therefore direct the Code Enforcement Officer to issue John Clewley the permit applied for."

Section 5,I,A for reference:

"Expansion. If any portion of a structure does not meet the dimensional requirements of the BLUO, that portion of the structure may be expanded but shall not be permitted to become more non-conforming."

4. Appeals Ord update. None.
5. Other matter for public discussion. None.
6. Next meeting. No date set.
7. Conclusion of meeting at 7:02

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Brett Jones