

**City of Ellsworth
Board of Appeals Minutes
July 28, 2014**

The regular meeting of the Ellsworth Board of Appeals was attended by Members Jeff Toothaker, Jeff Clark, Bruce Sawyer, Michelle Begin and Lew McDowell. Also in attendance was Dwight Tilton Code Enforcement Officer.

Call to Order
[6:30PM]

1. **ADOPTION OF MINUTES:** from the December 30, 2013 meeting. Mr. Toothaker motioned to adopt the minutes as written. Mr. McDowell seconded the motion. The motion passed with all Members in favor.

Adoption of
Minutes

2. **OLD BUSINESS:** None

Old Business

3. **ANNUAL ELECTION:** Board of Appeals Chairperson and Secretary, per the Unified Development Ordinance, Article 13-Board of Appeals.

Mr. Toothaker motioned to reelect Mr. Salsbury as Secretary. Mrs. Begin seconded the motion. The motion passed with all Members in favor

Mr. McDowell motioned to reelect Jeffrey Toothaker, as Chairman. Mr. Clark seconded the motion. The motion passed with all Members in favor.

Election of
Board Members-
Reelected are:
Jeffery
Toothaker-
Chairman and
Stephen
Salsbury-
Secretary

4. **PUBLIC HEARING AND CONSIDERATION:** Request of Todd Little-Siebold for a sideline setback variance to an abutting property, which he is under contract to purchase a portion of the lot (approximately 3 acres), and it includes the “old milk house,” from Mr. Pat Jude at 262 Bayside Road. The property is located at 266 Bayside Road (Tax Map 15 Lot 72), in the “R” Rural Zone.

Mr. Toothaker asked if any of the abutters complained and Mr. Tilton indicated they had not. Mr. Toothaker confirmed that the abutters were notified with Mr. Tilton. Mr. Toothaker asked Mr. Little-Siebold if he had any complaints from the neighbors. Mr. Little-Siebold stated Mr. Elden Este is supportive and Mr. Jude is selling him the property.

Mr. Toothaker indicated he had done some legal work for Mr. Jude in the past and wanted to make sure Mr. Little-Siebold did not have a problem with that. Mr. Little-Siebold stated he did not.

Todd Little-
Siebold for a
Variance appeal

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Mr. Toothaker asked Mr. Tilton about the variance criteria. Mr. Tilton indicated this was a unique situation because he is trying to reclaim a structure that originally belonged to Mr. Little-Siebold's property. Mr. Tilton asked Mr. Toothaker to state for the record, Mr. Little-Siebold should record the Certificate of Zoning Variance with the Registry of Deeds. Mr. Toothaker asked if this request violated anything other than a setback requirement.

Mr. Little-Siebold indicated he wanted to put a new roof on the structure so it does not fall down. They have been working for fifteen years to restore their house and now would like to restore the Milk House that has been there since the late 19th century.

Mr. Toothaker motioned to approve the variance request, the criteria's are all met. Mr. McDowell seconded the motion. The motion passed with all Members in favor.

**Variance Appeal
Granted**

5. NEW BUSINESS: None

No New Business

6. ADJOURNMENT: [at 6:50PM] Mr. Toothaker motioned to adjourn. Mr. McDowell seconded the motion. The motion passed with all members in favor.

Adjournment

Date _____
Steve Salsbury, Secretary
Ellsworth Board of Appeals