

**City of Ellsworth
Board of Appeals Minutes
July 24, 2023**

The regular meeting of the Ellsworth Board of Appeals was attended by Members Steve Salsbury, Jarad Wilbur, Mike Wight, and Steve Shea. Also in attendance was Loretta Roberts – CEO, Matthew Willimas- City Planner, Adam Wilson- Highway Forman, and Bobbi Roberts- Deputy CEO.

Call to Order
[6:30PM]

1. **ADOPTION OF MINUTES:** From the June 15, 2022 hearing. Mr. Wight motioned to adopt the minutes as written. Mr. Wilbur seconded the motion. The motion passed with all Members in favor.

Minutes Approved

2. **ANNUAL ELECTION:** Board of Appeals Chairperson and Secretary, per City of Ellsworth Code of Ordinances, Unified Development Ordinance – Chapter 56 Article 13 – Board of Appeals.

Annual Election

Mr. Salsbury motioned for Jeff Toothaker to be Chairman. Mr. Wilbur seconded the motion. The motion passed with all Members in favor.

Mr. Wight motioned for Steve Salsbury to be Secretary. Mr. Wilbur seconded the motion. The motion passed with all Members in favor.

3. **PUBLIC HEARING AND CONSIDERATION:** Request of Gordon and Stephanie Sweet for a Variance to Chapter 56-Unified Development Ordinance, Article 9- Street Design and Construction Standards, Section 910.3 (Access Management – Alignment/Offset/Spacing) to allow two driveways on the property. Property is located at 130 Bayside Road on Tax Map 15 Lot 20 in the (N) Neighborhood zone.

Variance – Gordon and Stephanie Sweet request of two driveways.

Ms. Stephanie Sweet began to describe her request; CEO Roberts interrupted describing to the board and the appellant that she led Ms. Sweet incorrectly towards a variance appeal. This application should have been reviewed under an administrative appeal.

Withdrawn without prejudice.

4. **PUBLIC HEARING AND CONSIDERATION:** Request of Scott Commercial Properties for a ten foot variance to Sargent Drive (Edge of right-of-way), which normally requires a twenty-foot setback. The property is located at 159 Sargent Drive on tax Map 100 Lot 48 in the (DP) Drinking water Protection zone.

Variance- Scott Commercial properties for a ten foot variance to Sargent Drive.

Scott Commercial Properties asked for a continuance until we have all members present. Motion was to table until the next meeting.

Tabled

5. **PUBLIC HEARING AND CONSIDERATION:** Request of Sara Cook and Bruce Cormier for a variance to a property line setback to construct a deck on the back of the garage. The property is located at 32 Central Street on Tax Map 136 Lot 72 in the (LR) Limited Residential and (DT) Downtown zones.

Variance- Sara Cook and Bruce Cormier for a variance to a property line setback to construct

Ms. Sara Cook presented her request of a 12-foot deck behind her garage for a hot tub. The deck

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would be within a few feet of the property line. The issue is the property between the two homes has a pin in the middle of the driveway. The neighbors are aware and they have sent a letter in stating that it is okay to go forward granting the variance. The neighbors are encouraged about the project.

a deck on the back of the garage.

Mr. Salsbury motioned to approve the variance request to construct a deck and hot tub. Mr. Wilbur seconded the motion. The motion passed 3 to 1.

Granted

Date

Steve Salsbury, Secretary
Ellsworth Board of Appeals

DRAFT