

Board of Appeals Meeting
August 8, 2016 – 7:00 PM
Town Office Conference Room



Meeting Materials

**Board of Appeals Meeting
August 8, 2016 – 7:00 PM
Town Office Conference Room**

AGENDA

CALL TO ORDER

BOARD REORGANIZATION

MINUTES

March 28, 2016

COMMUNICATIONS

Copy of Decision Letter to Carol Glynn Sawyer

Copy of Decision Letter to Paul Gazzara

APPEALS

Donald and Sarah Carrier, Variance Appeal – Map 13 Lot 44A

OTHER BUSINESS

ADJOURNMENT

MINUTES

Poland Zoning Board of Appeals Meeting

March 28, 2016 – 7:00 pm

Town Office Conference Room

MINUTES

CALL TO ORDER

Chairman Mark Hyland calls the meeting to order at 7:00 PM with members Gerard Bowes, Richard Carlson, and Erland Torrey present.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Stuart Davis, Maria Parisi, Michelle Carver, Cindy Dan, Amanda White, Geraldine Thompson, David W. Merrill

COMMUNICATIONS

None

APPEALS

Maria Parisi, Variance Appeal – Map 42, Lot 4

- **Appellant Maria Parisi is present.**
- **Jurisdiction: Vice Chairman Gerard Bowes makes a motion that the Board has jurisdiction to hear the appeal, seconded by member Richard Carlson.** No discussion.
Vote: YES – 4 NO – 0
- **Standing: Vice Chairman Gerard Bowes makes a motion that Maria Parisi has standing as the owner of 920 Empire Road by presentation of a warranty deed and a building permit from 2002, seconded by member Richard Carlson.** No discussion.
Vote: YES – 4 NO – 0
- **Appellants:** Maria Parisi is before the board accompanied by Stuart Davis of Davis Land Surveying with a variance appeal request. The property was purchased in 2001. In 2002 Maria decided to do some renovations, going through the proper avenues with the current Code Enforcement Officer at the time, gathering the necessary permits and being granted a Certificate of Occupancy. Now she no longer needs that large of a home, and started looking to sell her home. A buyer had been found for the home, but the buyer's bank did a mortgage inspection on the home and failed it for not meeting required setbacks, particularly the garage. This creates a problem for Maria as she is no longer able to sell her house. Therefore Maria Parisi is asking for a variance reduction from twenty-five feet (25') to 3.8 feet (3.8').
 - Chairman Mark Hyland questions Mr. Davis whether this was the first survey this neighborhood has ever had.
 - Mr. Davis says the land was originally surveyed sometime around the 1820s, but has not been surveyed since. He explains that the lot is the shape that it is because there were two wells that were desired to be kept within the property boundaries.
 - It is pointed out that the driveway isn't even fully on Ms. Parisi's property, but the house next door does have its own driveway, not a shared driveway.
 - Vice Chairman Gerard Bowes asked the applicant if a plot plan was submitted when she applied for the building permit, and what the reference points were.
 - Ms. Parisi used the trees in the front yard, a tree to the left of the property (behind the empty house), a pin in a lilac bush.
 - Member Gerard Bowes asks CEO Nicholas Adams what the setbacks were at the time of construction.

- CEO Adams cites a twenty-five foot setback from the sideline for a principal structure, and twenty foot for an accessory. The permit issued at the time states a forty foot setback from the side and rear lines, but he believes that to be an error.
- Member Gerard Bowes asks if CEO at the time ever did a final inspection.
 - The applicant states that many inspections were done, and the only correction CEO Dunlop wanted was a four foot reduction in the width during the initial planning stage.
- **Code Enforcement Officer:** CEO Nick Adams wonders if measurements were taken from the road by mistake, but it is clear to him that there is not a twenty-five foot setback from the sideline. It is clear to CEO Adams that the setback was not met. He doesn't believe that there is twenty-five feet between the two houses now.
- **Public Comment:**
 - Unidentified audience member states that he lives across the street from applicant. His house is also up for sale and is only two feet from the sideline of his property. He wonders if the Board would make him move his house. Chairman Hyland points out that his house was there before zoning ordinances were created, so it is a different situation. Audience member states he feels that Ms. Parisi was "led astray" by the previous Code Enforcement Officer.
 - Real Estate Broker Michelle Carver points out how confusing the original deed is, which may be why the original sketch plan is incorrect. She also says that if the Board were to make the applicant tear down the garage that it would create extreme hardship because her mortgage would be worth more than her house is worth.
- **Chairman Mark Hyland closed the public hearing at 7:40 PM**
- **Board Deliberation:**
 - Member Gerard Bowes believes that the appellant's case meets the spirit of the Comprehensive Land Use Code 304.2.B.2.d.
 - Believes a variance is in order because she followed all proper steps in 2002 to put this garage on her land.
 - Suggests a condition on the variance that the future owner would not be allowed to do any modifications or construction within the current setback of where the structure is.
 - Chairman Mark Hyland believes that if a variance is granted it is only granted for the structure as it is.
 - Member Gerard Bowes maintains that he thinks a variance is in order because the appellant went through the correct avenues, and it was clearly a mistake that the garage was allowed to be built.
 - Chairman Mark Hyland mentioned that during the last variance they granted it for 15 feet (15'), and he didn't think the Board should ever approve any less than that. He wonders at which point a variance becomes unreasonable.
 - Chairman Hyland understands the confusion, but doesn't believe all the blame should be placed on the previous Code Enforcement Officer. Part of the blame lies in the lack of a survey by the appellant and the town not requiring surveys at the time.
 - Finds two points of the CLUC 304.2.B.2.d.(2) troubling.
 - CLUC 304.2.B.2.d.(2).(a): The need for the variance is due to the unique circumstances of the property, and not to be the general conditions of the neighborhood. Chairman Hyland states that testimony has been heard that the general conditions of the neighborhood are very similar to the appellant's situation.
 - CLUC 304.2.B.2.d.(2).(b): The granting of the variance will not produce an undesirable change in the character of the neighborhood or will not unnecessarily or detrimentally affect the use or market value of abutting properties. Chairman Hyland believes the vacant house next door is proof of an effect on the market value of abutting properties,

but it cannot be proven that the garage being built too close to property lines was the cause.

- Member Gerard Bowes points out another section of CLUC 304.2.B.2.d.(2).(d): No other feasible alternative to a variance is available to the petitioner. He does not believe tearing down the garage is a feasible alternative.
- Chairman Hyland also reads CLUC 304.2.B.2.d.(2).(c): the practical difficulty is not the result of action taken by the petitioner or a prior owner. He says the appellant did what most people would consider due diligence, but the fact is that the sketch plan was not correct and a survey was never done.
- Member Erland Torrey agrees with Member Gerard Bowes, and believes Maria Parisi acted in good faith.
- Member Richard Carlson wonders if approving this variance would cause other people to go before the Board of Appeals expecting the same approval.

- **Member Gerard Bowes makes a motion to approve the variance request to reduce the required setback from twenty-five feet (25') to 3.8 feet (3.8') for Maria Parisi of 920 Empire Rd., seconded by Member Erland Torrey.**
No discussion.

Vote: YES – 3 (Bowes, Torrey, & Carlson) NO – 1 (Hyland)

VARIANCE IS GRANTED

- **Finding of Facts:**

- The applicant and owner of the property is Maria Parisi as demonstrated by a submitted warranty deed.
- The property is located at 920 Empire Road, Poland, Maine and it is in the Village Two District zone. It is identified as Assessor's Map #42, Lot #4, and contains 1.52 acres.
- Applicant constructed a two car attached garage that was not located twenty-five feet from the sideline.
- The appeal application was submitted on March 11, 2016. A public hearing was held on March 28, 2016.
- The variance requested is from chapter five (5) section 507.2.A.6 of the Comprehensive Land Use Code (CLUC).
- Maria Parisi applied for a relevant building permit for the garage and an additional space in between the garage and the dwelling on April 25, 2002. That permit, which included a sketch plan, was signed by the current Code Enforcement Officer at the time. Before the garage was constructed the house was considered a conforming structure, but with the addition has made it a nonconforming structure.
- A survey of the plot of the lot was not completed at that time. Since then, a potential purchaser of the lot was denied a loan due to the nonconforming setback, and subsequently Maria Parisi had the lot surveyed which confirmed that it didn't meet the setback.
- Many of the lot lines date from the early 1800s, and that's a current theme throughout the neighborhood.
- In conclusion the board is granting a setback reduction from twenty-five feet (25') to 3.8 feet (3.8').

- **Conclusion:**

- The proposed structure or use would meet the performance standards of the code except for the specific provision which has created the nonconformity from which relief is sought. The proposed structure would meet the performance standards of the code but for the fact it's located too close to the property line. This is the one item which the variance is required from and which relief is sought from.
- Strict application of the code to the petitioner and the petitioner's property would cause a practical difficulty and the following conditions exist:
- The need for the variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood. There are some very similar conditions in the neighborhood; though this property is unique due to a jog in the sideline to allow for both wells that belong to that property to stay with that property. As a result, the house next door is only a few feet from the edge of the property line. This property, however, is grandfathered due to its age.

- Granting of a variance will not alter the essential character of the locality nor the use or market value of abutting properties. The house next door has been vacant for six years but there is no proof that it is due to the location of the garage. Having heard from other neighbors in the area about their properties also being close to the property lines, it doesn't appear that this garage is negatively affecting these properties.
 - The hardship is not the result of action taken by the applicant. She followed all proper procedures. It should have been obvious to the previous Code Enforcement Officer that the setbacks were not met.
 - The practical difficulty is a result of inadequate property survey, and confusion from the Code Enforcement Officer as to what the actual setback was.
 - No other feasible alternative to a variance is available to the petitioner; members of the board did not believe making the garage smaller was a feasible alternative. Granting of the variance will not unreasonably adversely affect the natural environment.
 - The structure of the land area in which the variance is sought is not located in whole or in part in Shoreland Zoning area or in the hundred year floodplain.
- **Decision:** Based on the above findings of fact and conclusions, the Town of Poland Board of Appeals voted to approve the application for a variance. A zoning variance approval certificate will need to be recorded with the Androscoggin Registry of Deeds within ninety (90) days. This decision can be appealed in the Superior Court within forty-five (45) days.
 - **Member Erland Torrey makes a motion to accept the written decision of the Board based on the findings of facts for Variance Appeal – Map 42, Lot 4, seconded by Member Richard Carlson.** No discussion.
- Vote: YES – 3 (Torrey, Bowes, Carlson) NO – 0 ABSTAINED- 1 (Hyland)

MINUTES

- Member Gerard Bowes makes a motion to accept the minutes for December 7, 2015 as presented, seconded by Vice Chairman Erland Torrey. No discussion.
Vote: YES – 4 NO – 0

OTHER BUSINESS

- Stuart Davis suggested a “no action” letter from the Code Enforcement Officer.
- Code Enforcement Officer Nicholas Adams explains that only the Board of Selectmen would be able to issue those types of orders, but it would be just as easy for the following Board to revoke it. Only a court order or variance appeal would stay with the property forever. He mentions another statute in which a different type of variance could be granted for single family homes, called setback reductions.
- Member Erland Torrey asked for this information to be forwarded to the Board.

ADJOURNMENT

Vote: YES – 4 NO – 0

Recorded by Jessica Leighton

Approved on August 8, 2016:

Mark Hyland, Chairman

Gerard Bowes, Vice Chairman

Richard Carlson, Member

Erland Torrey, Member

COMMUNICATIONS



Board of Appeals

1231 Maine Street,
Poland, Maine 04274

June 14, 2016

Carol Glynn Sawyer & Ralph & Lorraine Sawyer
P.O. Box 3486
Auburn, Maine 042510

Dear Ms. Glynn Sawyer and Mr. & Ms. Sawyer,

This is to inform you that the Appeals Board has acted on your application for an Administrative Appeal as follows:

Findings of Fact:

1. The Board finds that there are no conflicts of interest with the applicant.
2. The applicant and owner(s) of the property are Carol Glynn Sawyer & Ralph & Lorraine Sawyer as demonstrated by the submitted warranty deeds and tax cards, showing standing for this administrative appeal.
3. The Board Finds that they have jurisdiction based on that the applicants were denied a building permit and a notice of violation was issued by the Code Enforcement Officer.
4. The properties are located on Tripp Lake Road, Poland, Maine and are in the Rural Residential-2 (R-2) zoning zone. The lots are identified on the Tax Assessor's Map #14, Lot(s) #10A, 10B, 10D, 10E, 10F and lot 10B is now only lot 10A
5. The applicants created a subdivision by splitting off lot(s) 10D and 10E from lot 10B which is now part of lot 10A
6. Completed application was submitted on May 23, 2016
7. Public Hearing was held on June 13, 2016
8. The relevant sections of the ordinance are Chapter 3 § 303.1, Chapter 6 Subdivision regulation, Chapter 14 definition of subdivision, and Title 30-A M.R.S.A 4401
9. Based on the warranty deeds provided the lots were conveyed as follows:
 - a. Lot 10D was conveyed on July 30, 2003
 - b. Lot(s) 10E and 10F were conveyed on December 23, 2003, and
 - c. Lot B was conveyed July 15, 2004.
10. Based on the conveyances above a subdivision was created without a permit from the planning board.

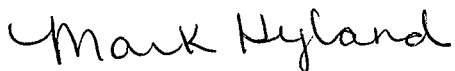
Conclusion:

1. Based on the above findings of facts and ordinances cited the board concludes that the applicant created a subdivision without applying for a Poland Planning Board permit.

Decision:

Based on the above findings of fact and conclusions, the Town of Poland Board of Appeals voted three (3) to zero (0) to deny the application for an administrative appeal. This decision can be appealed in the Superior Court within forty-five (45) days.

Sincerely,



Mark Hyland, Chairman

MH: NMP

CC: Nicholas Adams, Code Enforcement Officer
Stephen Robinson, Chairman, Board of Selectmen
William Foster, Chairman, Planning Board



Board of Appeals

1231 Maine Street,
Poland, Maine 04274

June 14, 2016

Paul N. Gazzara
P.O. BOX 7836
Nashua, NH 03060

Dear Mr. Gazzara,

This is to inform you that the Appeals Board has acted on your application for an Administrative Appeal as follows:

Findings of Fact:

1. The Board of Appeals (Board) finds that there are no conflicts of interest with the applicant.
2. The applicant and owner of the property is Paul Gazzara as demonstrated by the submitted warranty deed and tax card, showing standing for this administrative appeal.
3. The Board finds that they have jurisdiction based on that the applicant was denied a building permit and a notice of violation was issued by the Code Enforcement Officer.
4. The property is located at 8 Partridge Lane, Poland, Maine and it is in the Limited Residential (LR) shoreland zoning district. The lot is identified on the Tax Assessor's Map #33, Lot #1
5. The applicant proposed to reconstruct an existing deck which is shown on the assessing card as 147 sq. ft. however the deck appears to actually be 180 sq. ft., the Board believes that the 180 sq. ft. deck was actually permitted under building permit number 21 in 1996.
6. There was no evidence of permitting of the 120 sq. ft. screen house which is twenty-five (25) feet from the Normal High Water Line (NHWL) of Tripp Lake (Great Pond)
7. Both parties testified that the impervious surfaces on the site is in excess of the maximum allowable 15% of the lot area located within the LR zoning district, Chapter 5 § 507.2.G.4 of the Comprehensive Land Use Code (CLUC).
8. Completed application was submitted on May 24, 2016.
9. Public Hearing was held on June 13, 2016.
10. The relevant sections of the CLUC are;
 - a. Chapter 5 § 507.2.G.4, 15 % maximum impervious surface ratio, and
 - b. Chapter 5 § 507.2.G.7.d, 100' setback from NHWL of Great Pond.
11. Permit Number #21, issued on April 15, 1996 was for 900 sq. ft. first floor area and it was unclear if the deck was included in the 900 sq. ft., but based on the dimensions of the house it's possible that was the intent.

12. The screen house is non-conforming and does not have a permit.
13. The applicant has agreed to meet with the CEO to verify that the fifteen (15%) percent maximum impervious surfaces is in compliance with the ordinance.


Conclusion:

1. Based on the above findings of facts and ordinances cited the board concludes that the existing deck can remain, impervious surfaces will be reduced to 15% of the lot area within the two-hundred (250') shoreland setback buffer, and the screen house was not permitted and must be removed.

Decision:

Based on the above findings of fact and conclusions, the Town of Poland Board of Appeals voted three (3) to zero (0) to approve in part your application for an administrative appeal. This decision can be appealed in the Superior Court within forty-five (45) days.

Sincerely,


Mark Hyland, Chairman

MH: NMP

CC: Nicholas Adams, Code Enforcement Officer
Stephen Robinson, Chairman, Board of Selectmen
William Foster, Chairman, Planning Board

APPEALS

ZONING BOARD OF APPEALS HEARING		
Name: Donald and Sara Carrier		M-L: 0013-0044A
Relevant Ordinance: Chapter 5 - Section 507.2.E.1 - Page 57		
Application Received: 7-21-2016	Hearing Held By (30 days): 8-20-2016	Date: 8-8-16
Notify Planning Board by: 7-29-2016	Notify Appellant & Abutters by: 7-29-2016	Sent: 7-25-16
Publish Public Hearing in Newspaper by: 8-3-2016		Ran: 8-1-16
Inform Appellant, CEO, Planning Board, and Municipal Officers of decision by: 8-28-2016		

Notes:

SECTION 304.3

1. Appeal Application is received and a meeting date is set. (30 DAYS)
2. Notify Code Enforcement Officer and Planning Board. (10 days prior to public hearing)
3. Notify appellant and all abutters within 500 feet of the location in question by certified mail. (10 days prior to public hearing)
4. Publish date, time, and place of public hearing in a newspaper of general circulation. (5 days prior to public hearing)
5. Inform the appellant, Code Enforcement Officer, Planning Board, and Municipal Officers of the decision made and reasoning in writing. (Within 20 days after public hearing)
6. Any reconsideration by a board member can be made within 45 days of the public hearing.
7. Appellant must make any appeal of the board's decision to Superior Court within 45 days of decision date.

Town of Poland, Maine
Board of Appeals
1231 Maine Street
Poland, Maine 04274

Application for Variance Appeal Standard Variance

Appellant(s): <u>Donald and Sara Carrier</u>		
Mail Address: <u>444 Johnson Hill Rd</u>	Work Phone: _____	
Town/State/Zip: <u>Poland, ME 04274</u>	Home Phone: <u>207-221-6584</u>	
Road Location: <u>444 Johnson Hill Rd</u>		
Map # <u>13</u>	Lot # <u>44 A</u>	Sub-lot # _____

A Variance Appeal is being sought for the relaxation of the Comprehensive Land Use Code. I/we believe that this would not be contrary to the public interest and a literal enforcement of this Code would result in undue hardship.

Indicate the section(s) of the ordinance that you believe is/are relevant to your appeal:

Chapter <u>5</u> , Section <u>501.2^F</u> , Page <u>57</u> Chapter _____, Section _____, Page _____	Chapter _____, Section _____, Page _____ Chapter _____, Section _____, Page _____
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1. Attach a statement detailing the facts concerning your appeal. (see reverse side)
2. Attach copy of deed, sales agreement, or contract that gives you title, right, or interest in this appeal.
3. Attach copy of a sketch plan of the property showing lot dimensions and shape, existing structures, setbacks, natural features on the lot, and indicate the area of proposed location of structures.
4. Attach a copy of any other relevant papers (applications, Planning Board and/or CEO decisions, etc.) concerning the appeal.
5. Optional – attach photos of the area.

I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate.

 Appellant's Signature	 Co-Appellant's Signature	<u>7/13/2016</u> Date
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We, as abutters, have no objection to a lot size variance from 5 acres to 4.3 acres for Don and Sara Carrier's home located at 444 Johnson Hill Road, Poland, and an adjacent conforming building lot of 5 acres.

Name	Date
Peter S. Goodwin (PETER S. GOODWIN)	7-13-16
Linda L. Goodwin LINDA L Goodwin	7/13/16
Faith A. Hodgekiss Faith A. Hodgekiss	7/13/16
John D. Porington Katrina L. Porington	7/13/16
Dan Porington	7/13/16
Richard Severy (RICHARD SEVERY)	7/14/16
Karen A. Severy (KAREN SEVERY)	7/14/16
Thomas Ray Thomas Ray	7/14/16
Phyllis Ray	7-14-16

To Whom It May Concern:

We are asking the town of Poland for a variance on lot size. We bought a farmhouse on Johnson Hill Road in 1973; it came with 10.3 acres and 1300 feet of frontage (town records/deed). For decades, a residential lot in Poland was 2 acres and 200 feet of frontage. We found out after the fact that Johnson Hill Road was rezoned from residential to farm and forest (5 acres and 200 feet of frontage). When we decided to downsize, we had our land surveyed with the goal of selling the farmhouse with 5 acres and a building lot with 5 acres. We were told we had only 9.3 acres with 1300 feet of frontage. We have only one abutter who could sell us the 0.7 acre but is unable (litigation) and possibly unwilling.

We are downsizing and moving to the Portland area because my wife was diagnosed with terminal cancer in September 2012. Two of her doctors are at Maine Medical Center, and we make biweekly trips to Boston for her clinical trial cancer treatment.

(1)

(2)

Portland's Autrak makes daily trips to and from Boston in case I am unable to drive her to her treatment.

Attached are the signatures of our abutters who have no objection to the lot size variance.

Our home and land are found in Portland's town records, Map 13, Lot 44A. We appreciate your consideration of our request.

Donald Carrier
Dana Carrier

7/13/2016
7/13/2016

Warranty Deed
(JOINT TENANCY)

BOOK 1877 PAGE 499

MARY E. BENNETT of Poland, Androscoggin County, Maine
grant to DONALD R. CARRIER, (being unmarried), for consideration paid,
both of Gloucester, Essex and SARA E. CARRIER
with Warranty Covenants, as joint tenants, the land in Poland County, Massachusetts
Androscoggin County, Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Johnson Hill Road in the Town of Poland, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning on the easterly side line of Johnson Hill Road at the northwesterly corner of land now or formerly of James Burns; thence northerly by Johnson Hill Road eight hundred fifty (850) feet, more or less, to its intersection with the southeasterly side line of Mayberry Hill Road; thence northeasterly by Mayberry Hill Road, five hundred (500) feet, more or less, to a stone wall; thence southerly by said stone wall to said Burns land; thence westerly by said Burns land, four hundred forty-eight (448) feet, more or less, to the point of beginning.

Being a portion of the premises conveyed to me by George F. Murch, et al, by deed dated May 21, 1964 and recorded in Androscoggin County Registry of Deeds in Book 915, Page 140.

This conveyance is made subject to taxes for 1973 which the Grantees assume and agree to pay.

*Mayberry Hill Road is also known as Johnson Hill Road.



~~Witness my hand and seal~~ ~~Witness my hand and seal~~

Witness my hand and seal
In presence of: my hand, this fifteenth day of June, 1973.

W. Grandall

Mary E. Bennett

State of Maine
County of Cumberland

, ss

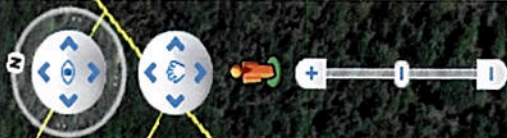
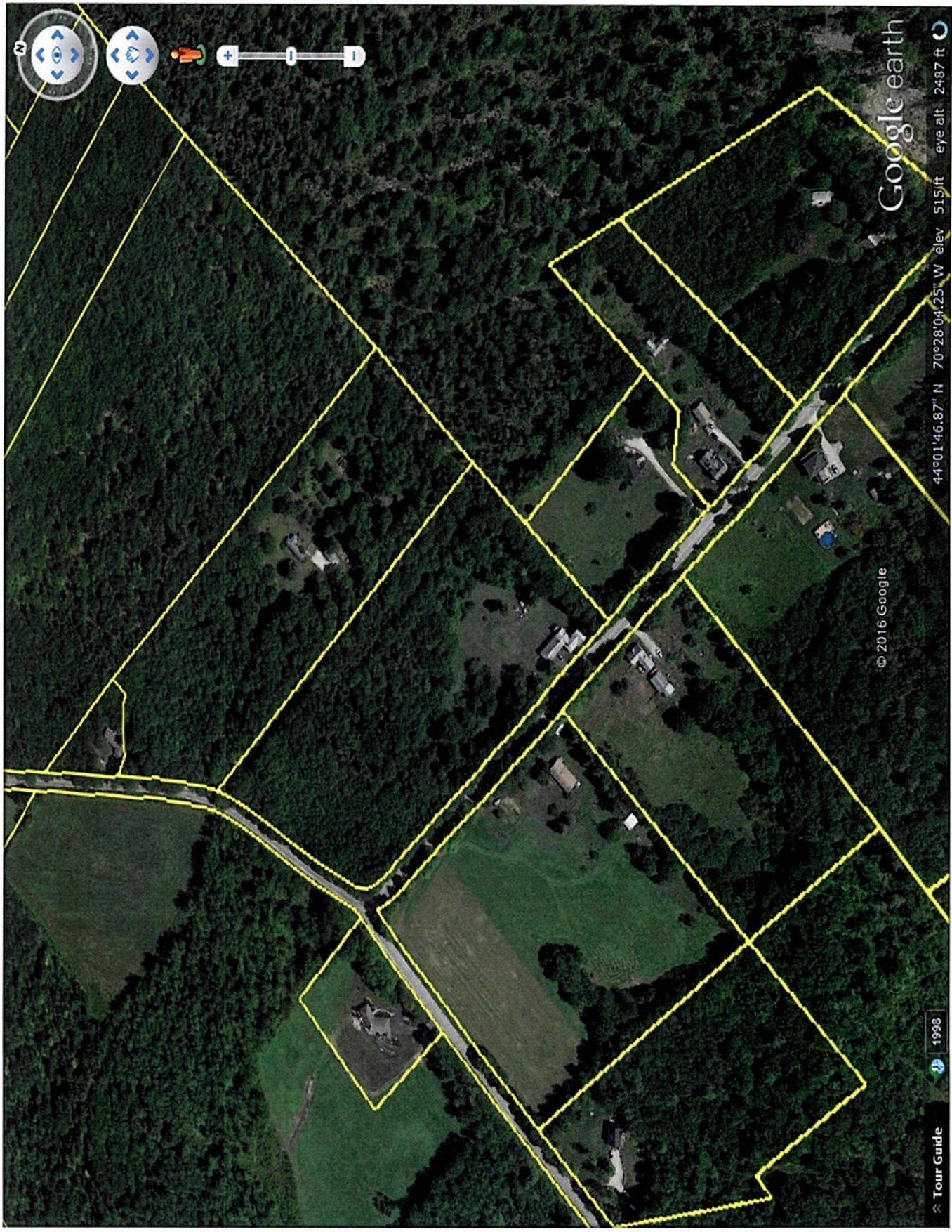
Then personally appeared the above named MARY E. BENNETT
and acknowledged the foregoing instrument to be her free act and deed

ANDROSCOGGIN, SS. 10
RECEIVED JUN 21 1973 4:30 PM
and recorded from the office

Before me,

Thurston P. [Signature]
Notary Public
MAINE





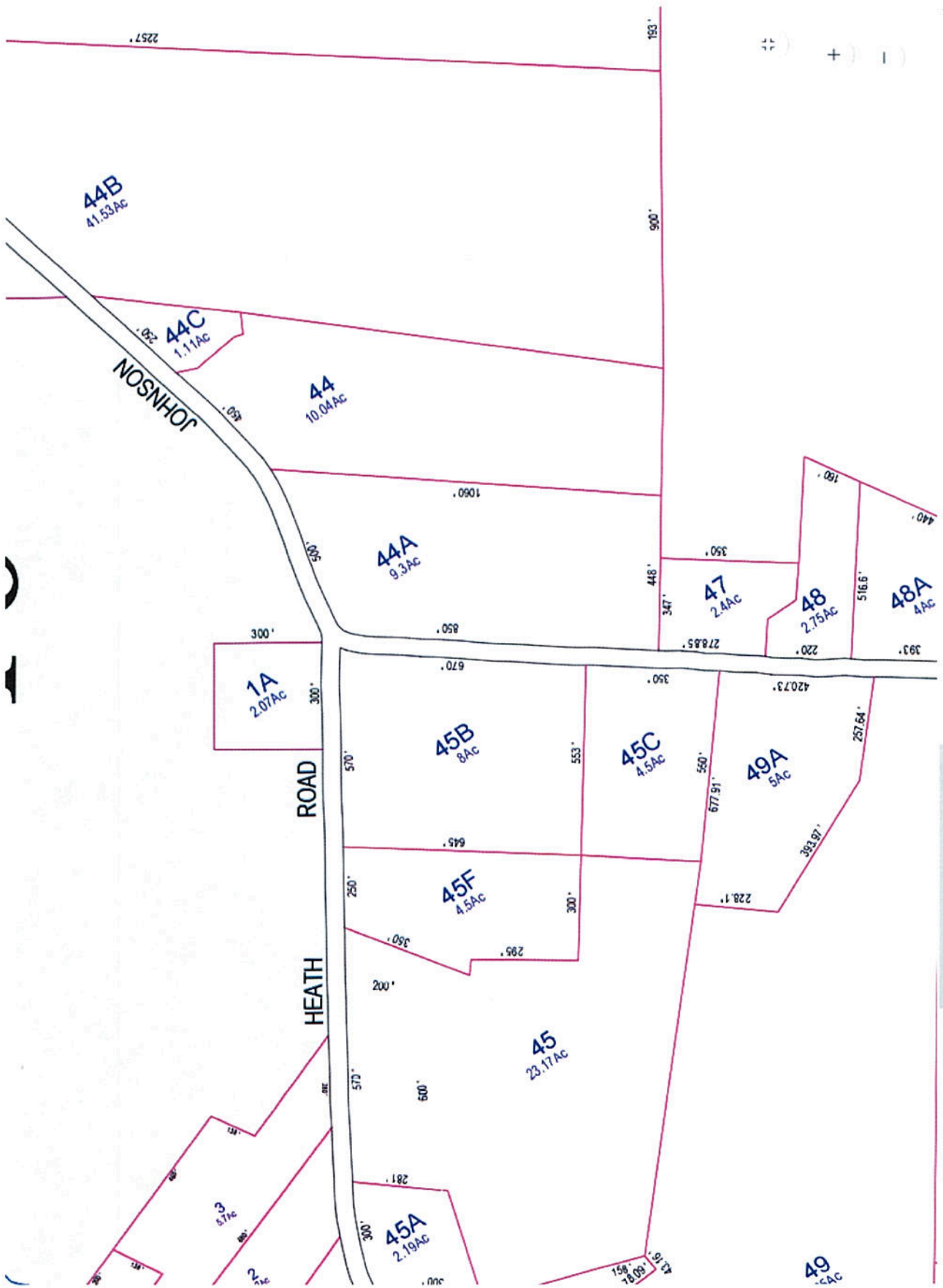
Google earth

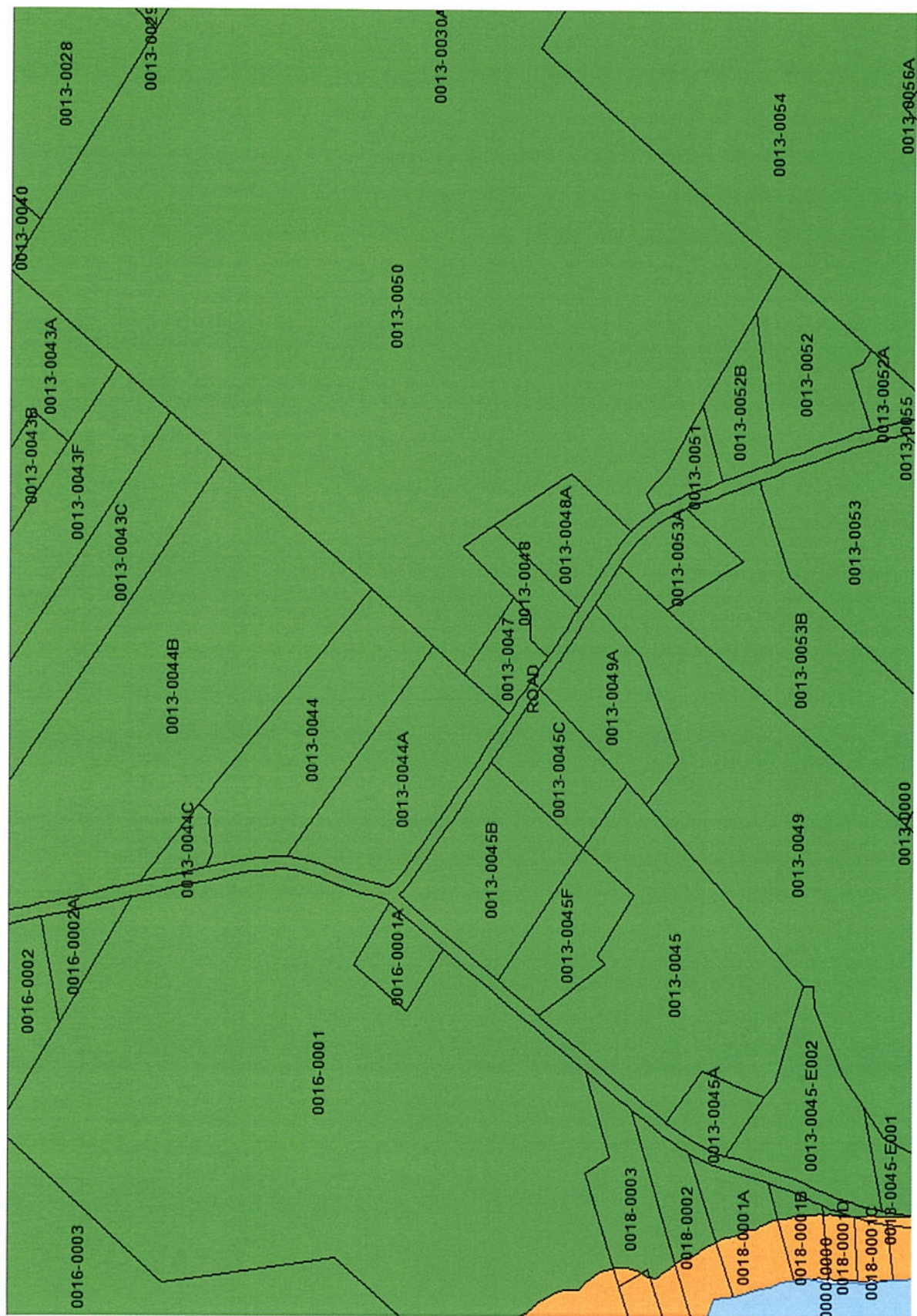
© 2016 Google

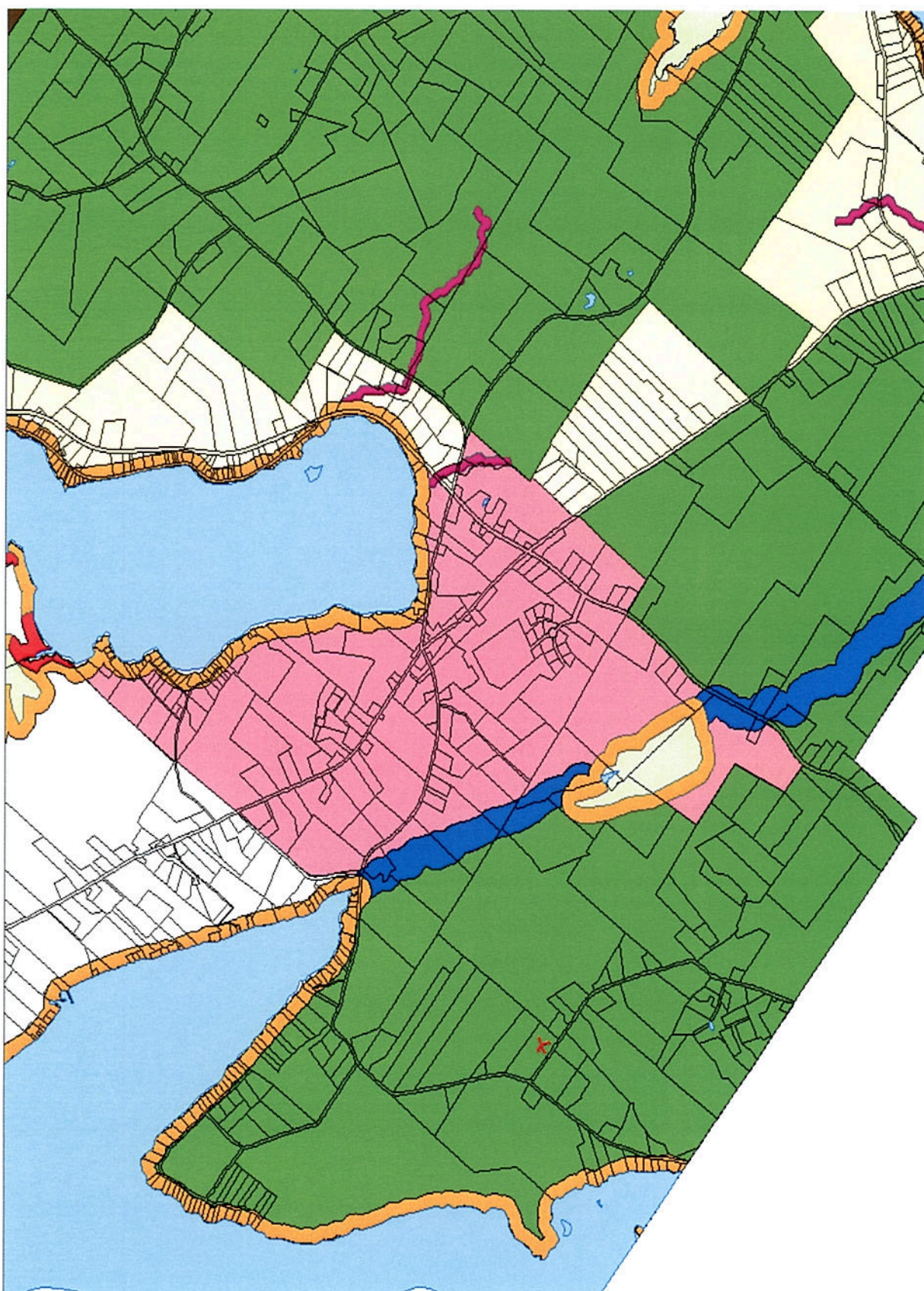
44°01'46.87" N 70°28'04.25" W elev 515 ft eye alt 2487 ft

1998

Tour Guide









Board of Appeals

1231 Maine Street,
Poland, Maine 04274

91 7199 9991 7033 4695 0137

July 25, 2016

Donald and Sara Carrier
444 Johnson Hill Rd.
Poland, ME 04274

Confirmation Services	Package ID: 9171999991703346950137	ERETURNREC
	Destination ZIP Code: 04274	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0373661
		JUL 25 2016 1 11P

VIA: Certified USPS Mail and First Class Mail
Certified Receipt No: 9171999991703346950137

Dear Mr. and Mrs. Carrier,

Re: Variance Appeal – Map 0013, Lot 44A

This letter is to confirm that on July 21, 2016 the Town of Poland received your request for a Variance Appeal. In accordance with our Comprehensive Land Use Code section 304.3, we are required to hold a Public Hearing within thirty (30) days of receipt of your appeal. Your scheduled hearing date is **Monday, August 8, 2016 at 7:00 PM** in the Town Office Conference Room. Please remit your \$150 hearing fee prior to the meeting.

If you have any questions please contact me at 998-4604.

Sincerely,

Jessica Leighton,
Recording Secretary



Board of Appeals
1231 Maine Street,
Poland, Maine 04274

BOARD OF APPEALS

TO: APPEALS BOARD MEMBERS, CODE ENFORCEMENT OFFICER, PLANNING BOARD,
APPLICANT, AND ABUTTERS TO MAP 13, LOT 44A

FROM: MARK HYLAND, APPEALS BOARD CHAIRMAN

RE: VARIANCE APPEAL – MAP 0013, LOT 44A

DATE: JULY 25, 2016

THE APPEALS BOARD WILL HOLD A PUBLIC HEARING FOR:

A VARIANCE APPEAL BY DONALD AND SARA CARRIER, FOR MAP 13, LOT 44A. THE HEARING WILL BE CONDUCTED ON **MONDAY, AUGUST 8, 2016 AT 7:00 PM** IN THE POLAND TOWN OFFICE CONFERENCE ROOM. ALL ABUTTERS WHO RECEIVE THIS NOTICE ARE INVITED TO ATTEND.

RESPECTFULLY YOURS,

MARK HYLAND, CHAIRMAN
POLAND BOARD OF APPEALS

91 7199 9991 7033 4695 0052

GOODWIN, PETER KIMBALL, LINDA LEE
30 DEER RUN LANE
POLAND, ME 04274

Confirmation Services	Package ID: 9171999991703346950052	ERETURNREC
	Destination ZIP Code: 04274	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12 01P

HODGKISS, DAVID HODKISS, FAITH A.
(JT)
445 JOHNSON HILL RD.
POLAND, ME 04274

91 7199 9991 7033 4695 0069

Confirmation Services	Package ID: 9171999991703346950069	ERETURNREC
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	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12 01P

KEENE, GEORGE STEWART,
277 BURNHAM RD.
BRIDGTON, ME 04009

91 7199 9991 7033 4695 0076

Confirmation Services	Package ID: 9171999991703346950076	ERETURNREC
	Destination ZIP Code: 04009	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12 01P

PRINTUP, THOMAS R.
463 JOHNSON HILL RD.
POLAND, ME 04274

91 7199 9991 7033 4695 0083

Confirmation Services	Package ID: 9171999991703346950083	ERETURNREC
	Destination ZIP Code: 04274	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12 01P

91 7199 9991 7033 4695 0014

BROWN, WENDY S. BROWN, ROBERT
H. (JT)
P. O. BOX 73
WEST POLAND, ME 04291

Confirmation Services	Package ID: 9171999991703346950014	ERETURNREC
	Destination ZIP Code: 04291	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12:01P

91 7199 9991 7033 4695 0021

CARRIER, DONALD R.
444 JOHNSON HILL RD.
POLAND, ME 04274

Confirmation Services	Package ID: 9171999991703346950021	ERETURNREC
	Destination ZIP Code: 04274	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12:01P

DESJARDINS, DANIEL J. DESJARDINS,
ESTHER C. (JT)
458 JOHNSON HILL RD.
POLAND, ME 04274

91 7199 9991 7033 4695 0038

Confirmation Services	Package ID: 9171999991703346950033	ERETURNREC
	Destination ZIP Code: 04274	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12:01P

FEINSOT, PHILIP B. FEINSOT,
KATHLEEN M. 1/2 INT. EACH
139 DICKINSON DR.
WHEATON, IL 60187

91 7199 9991 7033 4695 0045

Confirmation Services	Package ID: 9171999991703346950045	ERETURNREC
	Destination ZIP Code: 60187	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12:01P

91 7199 9991 7033 4695 0090

PURINGTON, DANIEL T. MILTON
454 JOHNSON HILL RD.
POLAND, ME 04274

Confirmation Services	Package ID: 9171999991703346950090	ERETURNREC
	Destination ZIP Code: 04274	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12:01P

RAY, PHYLLIS
7 HEATH RD.
POLAND, ME 04274

91 7199 9991 7033 4695 0106

Confirmation Services	Package ID: 9171999991703346950106	ERETURNREC
	Destination ZIP Code: 04274	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12:01P

RAY, THOMAS E.
7 HEATH RD.
POLAND, ME 04274

91 7199 9991 7033 4695 0113

Confirmation Services	Package ID: 9171999991703346950113	ERETURNREC
	Destination ZIP Code: 04274	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12:01P

SEVERY, RICHARD W. SEVERY,
KAREN A. (JT)
435 JOHNSON HILL RD.
POLAND, ME 04274


91 7199 9991 7033 4695 0120

Confirmation Services	Package ID: 9171999991703346950120	ERETURNREC
	Destination ZIP Code: 04274	1ST CLASS LETTER
	Customer Reference:	
	Recipient: _____	PBP Account #: 48550602
	Address: _____	Serial #: 0873661
		JUL 25 2016 12:01P



Message

Mon, Jul 25, 2016 3:38 PM

From:  Circ Class <class@sunjournal.com>

To:  Plan Admin

Subject: Re: Legal Ad for Town of Poland

Attachments:  1320673 TOWN OF POLAND PROOF.pdf / Uploaded File (26K)

Good afternoon.

Attach is a proof of the ad that will run in the paper on Aug 1. Cost is \$22.61

Please look over and let me know

Thank you

Deana

On Mon, Jul 25, 2016 at 1:38 PM, Plan Admin <planningadmin@polandtownoffice.org> wrote:

Good Afternoon,

Please run the attached notice on August 1, 2016.

Thank you,

Jess Leighton
Administrative Assistant
Planning & Development
Town of Poland

Notice of Public Hearing
Poland Zoning Board of Appeals
Monday August 8, 2016 at 7:00PM
Variance Appeal for Map 13 Lot 44A