

SYNOPSIS OF ZONING BOARD OF APPEALS MINUTES
February 8, 2022

Members Present: *Karen Duncan*, Vice-Chair, *Carl Allen* and *Earl Twiggs*.

Staff Present: Penny Anderson, Administrative Assistant, and Galen Weibley, Director Economic & Community Development.

Staff Absent: Tim St. Peter, Code Enforcement Officer

***Karen Duncan*, Vice-Chair** called the meeting to order at 6:00 PM.

1. Approval of December 14, 2021 minutes.

Motion by ***Earl Twiggs***, Seconded by ***Carl Allen***, to approve the December 14, 2021, minutes as presented. ***Carl Allen*** requested that Mr. Twiggs amend his motion to include changes to delete the duplication of the words (motion by) that were on page two (2). Mr. Twiggs amended the motion with the requested changes by Mr. Allen. **Vote – unanimous.**

2. Destiny Cyr, 180 Houlton Road. A *Special Exception* to operate a daycare facility from the property line at this location within the Agricultural Farming/Forestry Zone.

The agenda was posted on Channel 16, posted in City Hall, and advertised in the “Star Herald” on January 26, 2022.

The following abutter(s) were also notified by certified mail: Robert Kinney @ 164 Houlton Road, Transformation Ministries and Phyllis Hanson @ 37 Jamieson Road.

Destiny Cyr reviewed the A-R Form with the board. Tim St. Peter, Code Enforcement Officer provided pictures to the board members of the property.

Motion by ***Carl Allen***, Seconded by ***Earl Twiggs*** to accept the A-R Form as presented

Motion by ***Earl Twiggs***, Seconded by ***Carl Allen*** to accept the to **Grant** the ***Special Exception*** to Destiny Cyr to operate a daycare facility @ 180 Houlton Road, subject to all Federal, State and local code requirements. **Vote – unanimous.**

4. **Chad Graham, d/b/a Fieldstone Leasing & Development, LLC, 477 Main Street.** A *Special Exception* to use public parking for residential use due to not having the required land for parking of apartment tenants at this location within the Downtown Retail Business Zone.

The agenda was posted on Channel 16, posted in City Hall, and advertised in the “Star Herald” on January 26, 2022.

The following abutter(s) were also notified by certified mail: James Collins @ 473 Main Street, C & C Rental Properties @ 483 Main Street and City of Presque Isle @ 531 Main Street.

Jeff Lagasse, representative for Mr. Graham reviewed the A-R Form with the board and gave the board a general overview of the why Mr. Graham was requesting to be able to use public parking for his recently purchased apartment building. Mr. Lagasse stated that Mr. Graham is proposing to have six (6) additional dwelling units in the building. The board members were informed by staff that the parking lot behind Mr. Graham’s apartment building does have public parking and falls within the 300 feet that they are allowed to grant a special exception for, but at this time there is no parking spaces allowable. There is another provision in the Land Use and Development Code that allows for public parking to fall within 500 feet and also requires obtaining an Overnight Parking Pass from the City of Presque Isle. The lot at 19 Riverside Drive does fall within the 500 feet and Mr. Graham could have his tenant’s park in this lot. Mr. Graham stated that he is will to place in his lease agreements that the tenants are required to parking at 19 Riverside Drive.

Economic & Community Development Director, Galen Weibley presented to the board a Parking Lot Inventory spreadsheet of the spaces available in each parking lot.

Motion by ***Earl Twiggs***, Seconded by ***Carl Allen*** to accept the A-R Form as presented.

Vote – unanimous.

Motion by ***Earl Twiggs***, Seconded by ***Carl Allen*** to **Grant** the ***Special Exception***, to Chad Graham, d/b/a Fieldstone Leasing & Development, LLC @ 477 Main Street, to allow his tenants to park in public parking with the stipulation that Mr. Graham needs to place in his lease agreement with tenants that they are required to park at the public parking at 19 Riverside Drive subject to all Federal, State and local code requirements. **Vote – unanimous.**

5. Elections.

- A. Chair
- B. Vice-Chair

Motion by *Carl Allen*, Seconded by *Earl Twiggs* to nominate *Karen Duncan* as Chair and *Earl Twiggs* for Vice-Chair. **Vote – unanimous.**

6. Other Business.

Board members were given copies of the new Land Use and Development Code which the City Council approved on February 2, 2022. Mr. Weibley mention in Chapter II it discusses the Overnight Parking Pass and that City staff was in the process of coming up with a way to implement it.

Board members were also asked to see if there knew of anyone interested on being on the Zoning Board as we're down three (3) members and if they know anyone interested in serving on the board to have them contact the City Clerk at City Hall.

7. Adjournment.

Motion by *Carl Allen*, Seconded by *Earl Twiggs* to adjourn the meeting. **Vote – unanimous.**
Meeting adjournment @ 6:33 PM.

The next Zoning Board of Appeals Meeting is scheduled for Tuesday, March 8, 2022.

Submitted by:

Penny Anderson
Administrative Assistant
City of Presque Isle

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