

SYNOPSIS OF ZONING BOARD OF APPEALS MINUTES
August 8, 2023

Members Present: *Earl Twiggs*, Chair, *Carl Allen*, Vice-Chair, and *Pam Palm*

Member(s) Absent: *Karen Duncan*

Staff Present: Penny Anderson, Planning Assistant, and Tim St. Peter, Code Enforcement Officer

Earl Twiggs, **Chair** called the meeting to order at 6:00 PM.

1. Approval of June 13, 2023 minutes.

Motion by *Carl Allen*, Seconded by *Pam Palm*, to approve the June 13, 2023, minutes.

Vote – unanimous.

2. Kaci Bates, 118 Academy Street. A *Special Exception* to operate salon as a home occupation B at this location within the Residential Office Zone.

The agenda was posted on the Lobby TV @ City Hall and advertised in the “Star Herald” on July 19, 2023.

The following abutter(s) were also notified by certified mail: Aroostook Dental Clinic, Inc. @ 122 Academy Street, Jonathan Humphrey @ 93 Canterbury Street, and Catherine Walton @ 96 Fleetwood Street.

Kaci Bates 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 *Pam Palm*, to accept the A-R Form as presented by Ms. Bates.

Vote – unanimous.

Motion by *Carl Allen*, Seconded by *Pam Palm*, to **Approve** the *Special Exception* to Kaci Bates to operate a salon as a home occupation B at 118 Academy Street, subject to all Federal, State and local laws. **Vote – unanimous.**

3. Other Business.

The Board members all asked for some clarification on why Ms. Bates was coming to the Board to ask for a Special Exception for a Home Occupation B in the Residential Office Zone when Service Establishments are a permitted use and wouldn't her salon be considered a service establishment. Tim St. Peter, Code Enforcement Officer explained that because Ms. Bates was living at the property it was considered a home occupation B under the Land Use and Development Code. There was also the concern that under a home occupation B a person could only use 500 square feet of floor area whereas under a service establish they could have 3000 square feet.

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The members discussed with staff about making a request to the Planning Board to revise the language in the Land Use and Development Code to allow Home Occupation B's as a permitted use in the Residential Office Zone (ROZ), Business Zone (BZ) and the Retail Business Zone (RBZ).

Earl Twiggs, Chair asked staff if waiver had ever been given to applicants so they didn't have to pay the application fee. Staff informed him that waiver had been given in the past. *Mr. Twiggs* requested that staff look into waiving the application fee to applicants that are applying for a Disability Variance.

4. Adjournment.

Motion by *Carl Allen*, Seconded by *Pam Palm*, to adjourn the meeting. **Vote – unanimous.** Meeting adjournment @ 6:37 PM.

The next Zoning Board of Appeals meeting is scheduled for September 12, 2023.

Submitted by:

Penny Anderson

Penny Anderson
Administrative Assistant
City of Presque Isle

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