

AGENDA
TOWN OF PARSONSFIELD
ZONING BOARD OF APPEALS MEETING
6:00 PM Thursday, January 5, 2023 TOWN OFFICE BUILDING
ADMINISTRATIVE VARIANCE
MAP R12, Lot 9A PROPERTY OWNED BY:
John Armstrong, PE & Cynthia Carroll (1029 North Road)

I. Call to Order

Chair Jim Baron called the meeting to order at 6:00 p.m.

Present: Jim Baron, Dalyn Houser, Judy Ingram, Don Murphy, Recorder Desirae Lyle

Absent: Code Enforcement Officer Jesse Winters

Guests Present: Jeff Armstrong, David Bower (Selectman)

II. Determine Quorum

This is a five-member board with four members present, therefore it was determined that a quorum is present which allowed the meeting to proceed.

III. Determine Conflicts of Interest

Each Board member present noted that they do not have any conflicts of interest with this variance request.

IV. Summarize Nature of Variance

- a. Jeff Armstrong, PE, Armstrong Engineering & Cynthia Carroll, Owner – Administrative Variance Request – Nature of Variance: Requesting a variance in road frontage requirements: from 250 feet to 126 feet. The property is located on Parsonsfield Tax Map R12, Lot 9A, 1029 North Road.**

The Board reviewed the application with Mr. Armstrong. Jim Baron explained that he would like the Board to focus on number 3 on the variance application, "This hardship is not the result of action taken by the appellant or a prior owner". The answer reads, "This hardship is not the result of any action of Jeff Armstrong or Cynthia Carroll. Refer to schematic for existing lot layout with existing structures". Jim asked if Mr. Armstrong knows when this lot was created. Mr. Armstrong believes that the original lot included the land that now holds the cemetery. There is an existing barn within fifty (50) feet of the road and a small shed towards the back of the property. Mr. Armstrong does not own the property; Ms. Carroll is the current owner and she owns a lot across the street. Mr. Bower noted that there is new house on lot 9. Jim is concerned about whether this lot was created prior to the existing ordinances. The existing barn was estimated to be built before the seventy-five (75) foot road setback was enacted and is setback approximately fifty-five (55) feet from the centerline of the road. The Board would like to see a deed for this property to determine if it was existing prior to the ordinances being adopted in 1984. Mr. Armstrong agreed to send the deed to the Board prior to the next

meeting. He noted that the current deed references multiple previous owners. Dalyn Houser asked if the applicant knows when the cemetery was split from the property. He will look into this but cannot guarantee that he can find a date.

V. Parties to the Action:

- a. **Appellant(s): Jeff Armstrong, PE – Cynthia Carroll, Property Owner**
- b. **CEO: Jesse Winters**

VI. Business

a. Review Application for Completeness

Jim Baron made a motion that the application is incomplete, but will be complete pending receipt of the deed and confirmation of when the property was split. Judy Ingram seconded the motion. Motion carried with all in favor.

b. Schedule Public Hearing

Jim Baron made a motion to hold a public hearing on February 2, 2023 at 6:00 p.m. Dalyn Houser seconded the motion. Motion carried with all in favor.

c. Schedule Site Walk (if applicable)

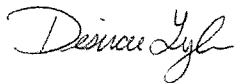
Dalyn Houser made a motion to hold a site walk on Saturday, January 28, 2023 at 10:00 a.m. Jim Baron seconded the motion. Motion carried with all in favor.

Mr. Armstrong asked how the Board would like information. The Board asked that he send information via email to Desirae, who will forward it to the Board. Judy asked if there is a checklist that the Board can give to applicants to help with the application process. Jim explained that the ordinances are the checklist. Mr. Armstrong confirmed that he will be present at the site walk.

VII. Adjournment


Judy Ingram made a motion to adjourn at 6:36 a.m. Dalyn Houser seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
PZBA Executive Secretary**

Approved by the Board at the February 2, 2023, Meeting.



Jim Baron, Chair