

Town of Belgrade
Board of Appeals Meeting
February 24, 2021
Approved March 24, 2021

Members Present: Michial Heino – Chairman (2021), Dick Bourne (2022), David Bonar (2023); Norma Blazer (2023).

Jay Bradshaw resigned his position on the Board of Appeals, effective February 2, 2021. Liz Fontaine resigned her position as an alternate member of the Board of Appeals, effective February 10, 2021. One regular seat on the board and two alternate seats are vacant.

With four board members present and a quorum having been established, Chairman Mike Heino called the meeting to order at 7 PM.

On motion duly made and seconded (Dave Bonar/Norma Blazer), the minutes of the meeting of January 13, 2021, were approved as presented. (YES 4/NO 0).

The Board of Appeals acknowledged receipt of an Application for Variance dated February 3, 2021, by Angeline E. Dyer and related to Building Permit Number 90-10 issued on August 19, 2010, to Tracy Markham for a project at 670 Manchester Road. Board members acknowledged their opportunity to review Ms. Dyer's application prior to the meeting. Mr. Heino asked for comments related to the submission.

Mr. Bourne stated that he does not see evidence in the application of an enforcement action against the property owner. The Minimum Lot Size Ordinance (Section 6.H.), states enforcement of a setback violation is the duty of the Code Enforcement Officer and the ordinance further prescribes specific steps required to cure (or to forgive) a violation that is reported by the CEO. Mr. Bourne stated he believes it would be premature for the Board of Appeals to consider the applicant's request for a variance until such steps are considered by the CEO and Municipal Officers of the town.

Mr. Bonar suggested the application be returned to the town with a request that the Board of Appeals be notified what, if any, enforcement action the town contemplates. Mr. Bourne agreed and further stated he believes there could be complications later if the Board of Appeals acts without benefit of the process outlined in the Ordinance.

On motion duly made and seconded (Dick Bourne/David Bonar), the Board of Appeals will return the Application for a Variance submitted by Angeline E. Dyer to the Town with a request that the CEO and/or Municipal Officers consider whatever action they intend to take pursuant to the Minimum Lot Size Ordinance and respectfully request the Board of Appeals be notified of their actions and/or conclusions no later than 30 days from today. (YES 4/NO 4).

The Board of Appeals will meet at 7 PM on March 24 or at such other time as new business may come before the Board.

On motion duly made and seconded (Dave Bonar/Norma Blazer), the meeting was adjourned at 7:20 PM. (YES 4/NO 0).

This meeting was conducted and recorded on Zoom and a video is available at <https://youtu.be/hOmGC34MXXo>. All votes were taken by roll call.

Norma Blazer

Secretary