

Shoreland Development Site Walk

Purpose: To inspect the property located at 21 Bond Road, Tax Map 25 Lot 8
Wednesday, February 21, 2018 – 10:00am

Attendees

Planning Board Members: Ann Grinnell, Ron Ledgett, Russell White, Mark Alesse

Staff: Jessa Kellogg, Kathy Connors

Conservation Commission Members: Steve Hall, Ann Formalarie, Earldean Wells, Karen Saltus

Other Participants: Brian Rodonets, architect; Sandra Lutts, abutter

Handouts

11x17 Shoreland Development Plan dated 12/7/17

Meeting

Ms. Grinnell called the meeting to order at 10:05am.

Mr. Rodonets, architect and agent for the project, led the site walk. The property lines and side setback were staked out, the disposal field and location of the former bait shed on the dock were identified and the proposed relocation of the shed was discussed. The previous shed was 8'x12' and 96 square feet. The applicant is proposing to reconstruct a 6'x16' shed, also 96 square feet, further from the water though still closer than the principal structure. The shed would be constructed with 7-foot-high sides and a maximum of 9-foot-high pitched roof versus the previous shed height of 8 feet. The location of the new shed would allow for a six-foot-wide existing path walkway to the water and would not fall within the 15-foot side yard setback.

Mr. Rodonets answered questions raised, including:

Question: Will the floor of the existing shed remain? If so, won't this be more non-conforming by having twice the floor area volume?

Answer: Yes, the floor of the existing shed will remain as the floor was part of a Port Authority, Maine DEP and US Army Corps permitted dock.

Question: Will the proposed location of the reconstructed shed obstruct the abutters view of the water?

Answer: Yes, partially. Abutters will be able to see the end of the pier and the far railway trestle.

Question: What will the foundation be for the shed?

Answer: 8-inch square blocks buried 12-inches below grade and pinned to the presumed ledge. The pressure treated wood shed would be mounted to the 6 foundation blocks.

Question: Why can't the proposed shed be moved further back so it is in alignment with the principal structure?

Answer: The ledge makes it impossible to move the shed back any further.

Question: Will there be steps to the shed?

Answer: There may be one step from the grade into the shed, but building code should not count this as square footage for the structure.

Question: What will the shed be used for?

Answer: Storage of life jackets, oars and boating supplies.

The meeting adjourned at 10:22am.