

ZONING BOARD OF APPEALS  
SHEAD HIGH SCHOOL BAND ROOM EASTPORT, MAINE  
FEBRUARY 3, 2014

Present: Jan Finley, Steve Cannon, Denise Cassidy, Cynthia Morse, Greg Noyes, Marilyn Mills, Jeanne Peacock  
CEO Robert Scott

Chair Finley opened the regular meeting at 6:00 pm. She welcomed our new member, Steve Cannon.

Robert Scott passed out a corrected page 6-13 of the Eastport Ordinances for members to put into their notebooks.

The minutes were read from the December 2013 meeting. Greg Noyes made a motion to accept with a correction of the date to 2013. Cynthia Morse seconded the motion. It passed with abstentions from S. Cannon and M. Mills due to absence.

Chair Finley asked for a volunteer to take meeting minutes for the upcoming year. Cynthia Morse agreed to become secretary.

Our meeting time and day will remain intact: 6 PM on the first Monday of the month.

Chair Finley informed the board that she had conferred with Maine Municipal Association about the Erickson deck decision. They confirmed that variances should be difficult to obtain and meet stringent criteria. Marilyn voiced that there was no permit for the structure. Robert Scott said that they would not have obtained a permit as the deck did not meet the setback requirements. All in all it was a difficult decision to make.

Greg said that in the past the ZBA had granted variances without meeting the state requirements. Cynthia felt that better training on the state's end as to the duties of ZBAs and Planning Boards may have helped.

Greg moved adjournment of the regular meeting, Steve seconded, and the meeting was adjourned at 6:20 PM.

WORKSHOP on Home Businesses

Jan distributed the "Good Neighbor Policies" booklet (2002).

Greg would like to see this booklet given to other boards. He felt people should have a responsibility toward their neighbors' well - being. Steve mentioned the use of "common courtesy" as a guide. He said that Jonesport- Beals had issued a booklet for people looking to buy in their towns. The booklet, which was written by Judy East, alerted potential buyers to the fishing culture of the area and to expect early noises, fish smells and neighbors stopping in the middle of the street to chat.

Jan handed out a page labelled ZBA Notes (attached) which addressed the impact of home businesses upon a neighborhood.

The first item listed low, medium and high impact businesses as measured by the number of cars of customers/clients using the business. The second item on the notes was a definition of "neighborhood impact" from the Town of Perry. The third item was proposed changes to the Eastport ordinance that Jan felt would address the issue of multiple home businesses clustering in one neighborhood which in effect would change the sense from residential to business.

Robert recommended that in the proposed change#2 that the words" home occupation "be changed to "special exception".

There was agreement and members penciled their copies to reflect the change. It was recommended that Jan continue to get information on the notes – to get a definition of neighborhood from Judith East, to check on the legality of proposed change #2 on the notes from MMA and to get copies of the Jonesport-Beals booklet for ZBA members.

We agreed that more discussion must take place on this issue if it is to be a proposal for ordinance change which then goes to the Planning Board.

Denise questioned the sign ordinance- . Robert clarified that a business or premise may have two twelve foot square signs, NOT two together making a 24 square foot sign.

The workshop was adjourned at 7:20 PM.

Respectfully submitted,