

Town of Scarborough, Maine

Zoning Board of Appeals

October 12, 2022
Council Chambers “A”

AGENDA

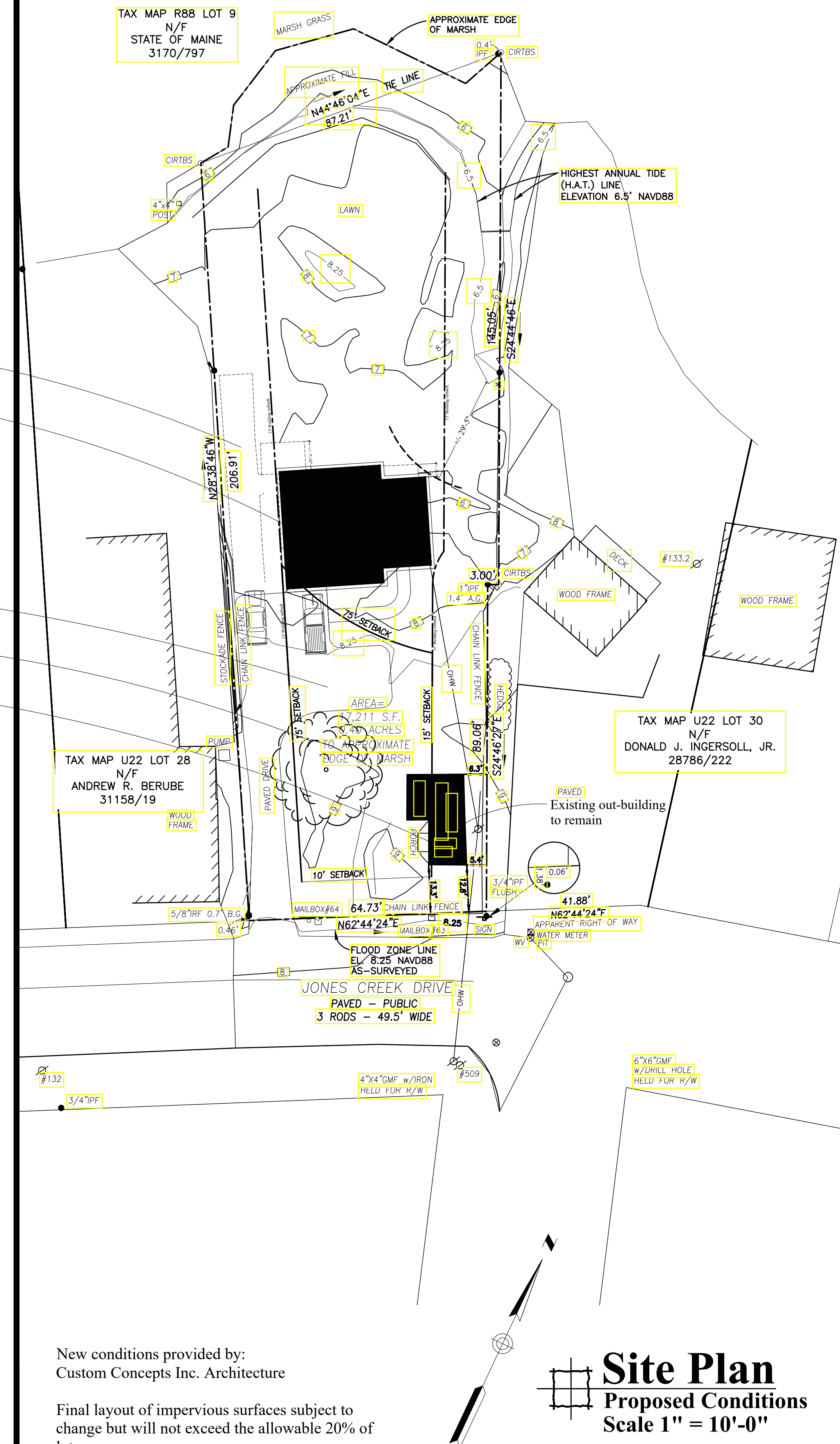
1. Call to Order (7:00 P.M.)
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes (September 14, 2022)
5. A six-(6-) month extension request by Mike Richman of Custom Concepts, Inc., on behalf of Ross Family LLC for Appeal #2724, Limited Reduction of Yard Size Residential Appeal approved on April 13, 2022 and the withdrawal of Appeal #2736, Variance Appeal, 10 Ninth Street.
6. Approval of draft written decisions for appeals heard at the September 14, 2022 meeting:
 - Appeal No. 2734 – Special Exception Appeal – Home Occupation by Jessie Fjeld, 28 Orchard Street.
 - Appeal No. 2735 – Miscellaneous Appeal by Jessica Stonberg @ M&R Holdings, LLC, on behalf of Crossroads Holdings, LLC, 1 Scarborough Downs Road.
 - Appeal No. 2737 – Practical Difficulty Variance Appeal by Mike Richman of Custom Concepts, Inc., on behalf of Thomas E. & Gwen M. Moore, 8 Shell Street.
7. A Shoreland Setback Determination by Mike Richman of Custom Concepts, Inc., on behalf of Harold & Kathy Caldwell, 64 Jones Creek Drive (Assessor’s Map U022, Lot 29).
8. Appeals:
 - Appeal No. 2738 – Special Exception (Home Occupation) by Rory M. Benjamin, 68 Maple Avenue (Assessor’s Map U048, Lot 7) (WITHDRAWN, per Applicant).
 - Appeal No. 2739 – Miscellaneous Appeal by Big Mountain Realty Trust, 36 Running Hill Road (Assessor’s Map R018, Lot 39).
 - Appeal No. 2740 – Special Exception Appeal by Kelly & Tom Roth, 333 Broadturn Road (Assessor’s Map R005, Lot 27A).
9. Zoning Board Comments
10. Adjournment

NO NEW APPEALS SHALL BE TAKEN UP AFTER 10:30 P.M.

Proposed Conditions



— Existing out-building



Final layout of impervious surfaces subject to change but will not exceed the allowable 20% of lot coverage

[illegible]

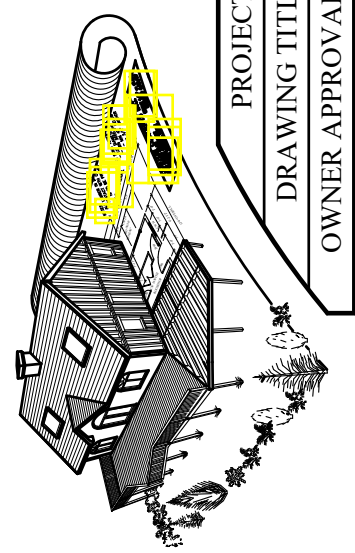
CUSTOM CONCEPTS, INC.

383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM

The Cordwell Residence	JOB NUMBER: 2021-33	 Preliminary Design  Design Development  Construction
Zoning Board Submission	DRAWN BY: MER	 CLIENT REVIEW  APPROVAL  ESTIMATING
	SCALE: As noted	

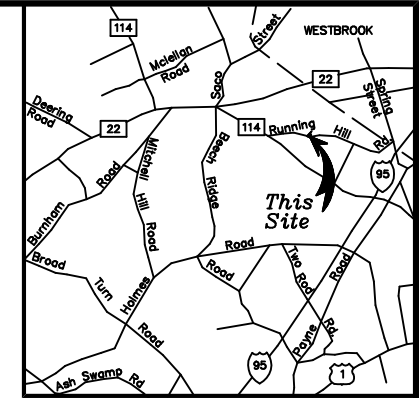
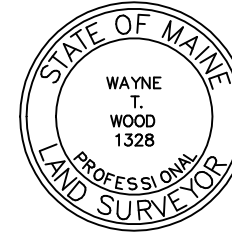
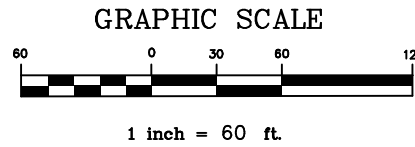
DRAWING TITLE:

OWNER APPROVAL:



DATE:
Sept 20, 2022

ZB 1



VICINITY MAP

Scale: 1" = 2 miles

NOTES

- Owner of record is Danny G. Dumond by deed recorded in the Cumberland County Registry of Deeds in book 7331 page 6.
- Elevations are based on an assumed datum.
- All buffer areas are to remain in thier natural condition or if disturbed to be loamed and seeded.
- Any filled slopes shall be stablized by loam and seeding.
- The entire perimeter of this parcel be enclosed a six foot chainlink fence, with a green visual latice screening provided along the Running Hill Road and all points bordering the Elliot and Putnam properties. The fence shall remain at least 50 feet from the brook in the rear of the property.
- The buffer area common to the Elliots, which at the present time, has no trees growing there will be planted to one row of evergreens 6 feet on center an at least 6 feet tall.
- The hours of operation of this facility will be 8:00 AM to 4:30 PM Monday through Friday.
- Nothing will be stored in the buffer areas and no steel will be stored in piles or stacks over 6 feet high.
- This facility will handle only scrap metals and no junk or cars.
- The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the developement and use of the property which appear in the record of the Planning Board proceedings are conditions of the approval. No change from the conditions of approvals is premitted unless an amended plan is first submitted to and approved by the Planning Board.

LEGEND

- iron pipe found
- Iron pin to be set
- ▨ Proposed buffer areas (See note 4)

CERTIFICATION

I certify that, in my professional opinion, this survey conforms to the Maine Board of Registration for Land Surveyors Standards for Standard Boundary Survey Condition II.

Wayne T. Wood, PLS #1328

Running Hill Road

Revised 2/10/94 Changed buffer, fence in rear

SITE PLAN

Of
36 Running Hill Road
Scarborough, Maine
For
Danny Dumond

WAYNE T. WOOD & CO.

Gray, Maine 04039

Drwn. By: WTW

Check By: WTW

Drwg. No. 1 of 1

Bk.No.

(207)428-3259

Date
February 1994

Job No.
9242

