

Minutes ZBA May 26, 2015

Present: Steve Cannon, Denise Cassidy, Jan Finley, Cynthia Morse, Greg Noyes, Jeanne Peacock.

Chair Jan Finley called the meeting to order at 6:03

Adjustments to the agenda: Huge French was moved to the first item and Wendy & William Harris was moved to item #2.

#1. Hugh French. Hugh presented us with background information on the former North Baptist Church and the Congregational Church. The building will primarily be used for studio space, performances and exhibitions. The building has superior acoustics. It currently is not designated as a Historical Building but Mr. French is trying to get it added to the list. He reason for addressing us was to receive approval for a parking plan for events being held at the North Baptist Church for when more than 4 spaces for vehicles are needed. There is parking for 4 vehicles, 2 off street and 2 on the street. His plan called for utilizing the parking lots at the High School and the Bangor Savings Bank during their off hours. The ZBA felt this should be taken to the Planning Board and urged Mr. French to do so. Greg wanted to know if a portion of the property had been recently sold to an abutter. The answer was yes by the previous owner. Greg felt that that sale should not been allowed because it made nonconforming lot **less** conforming. The result is the Church has less parking possibilities. This is something the ZBA may need to address in the future. Denise wanted Hugh to be sure to inform the public during events of where the additional parking would be rather than have vehicles parking all over the streets. Steve was more concerned with having enough parking for day-to-day use. Greg suggested that we vote on a show of support. He so moved and Jeanne seconded. All approved.

Congregational Church on Middle Street next door to the Medical Ct. would like to make a gift of their church to the Tides Institute. Mr. French said that the board has not at this time voted to accept it. This Church is the second oldest Church in Eastport. It is in very good condition and is probably the most architecturally significant Church in Eastport and TIMA does want to see it preserved. TIMA would use this building primarily for performances and The Health Ct. is open to allowing parking in their lot on Evenings and Weekends. Greg felt the ZBA should applaud Huge and TIMA's efforts for helping to preserve important buildings here in Eastport. Denise suggested that we amend our first motion to include both Churches. Greg so moved and Denise second. Steve voted nay and all others voted to approve.

#2 Wendy and William Harris of 179 Water Street. Mr. & Mrs. Harris's home is located next to a building in disrepair. This building is hazardous because of siding and tarps that are blowing off. Also the lack of maintenance has hindered the selling of the Harris's house. Currently there is no derelict property ordinance. There is a need for this to help protect property values as well as for public safety. Greg informed them that they could ask for a tax abatement as the building next them could be lowering the value of their property. Jeanne moved that ZBA recommends that the planning board draft a derelict building ordinance a.s.a.p. and the ZBA would be will to helping in drafting it. Cynthia seconded. All approved.

#3 Minutes: Steve moved to accept the minutes from the April meeting. Greg Seconded and all approved.

#4 (adjustment) Scott's Auto Shop. Scott's Auto Shop is located on Johnson Rd. in Quoddy Village. He works on one car at a time in his garage. According to our ordinance it is not an allowed use. It is not an approved home occupation. Jan was concerned with how he is disposing of his used oil. Elaine said if it is in violation than we need to address it. It is in a R2 district but across the road from Business District. It is a concern of Jan that other unapproved business could open and cite this business as being allowed. Greg asked Jan to take the matter back to Elaine to make sure we are following procedure. A discussion followed as to our role in enforcing the ordinances. Jan said she would meet with Elaine about our concerns and get back to us before we take any action.

#5 Definitions: Jan would like to aim for a public hearing in September. After much discussion we settled on the following definition for premises: **A premises is a tract of land with all buildings there upon.** Greg moved that we adopt it and Steve seconded. All approved.

We need an ordinance revision for signs on a multi-use building. Jan is going to send us info on signage for multi-use buildings.

We also need to decide if a sign is a sign when it is in the window. If was pointed out that we are defining a sign that it's intention is to advertise the business. The term sign refers to matter located outside or inside a window or on the structure. Cynthia moved and Greg seconded all in favor.

Steve suggest that we adjourned until Sept. Jan would like our opinions on home occupations.

Cynthia moved to adjourn and Jeanne second.