

**TOWN OF OLD ORCHARD BEACH**  
**ZONING BOARD OF APPEALS MEETING MINUTES**  
**April 30, 2018**

<p><b>Call to Order at <u>6:33 pm</u></b></p>	<p>Call to Order</p>
<p><b>Roll Call:</b> Present: Vice Chair Ron Regis, Mikaela Nadeau, Mark Lindquist, and Tom Mourmouras.  <b>Absent:</b> Chair Ray DeLeo.  <b>Staff:</b> Valdine Camire; Administrative Assistant, Saco Code Officer Richard Lambert.</p>	
<p><b>Pledge to the Flag</b></p>	
<p><i>Vice Chair Ron Regis read the criteria for the Public Hearing.</i></p>	
<p><b><u>ITEM 1: Variance</u></b>  <b>Owner: Seamural, LLC</b>  <b>Location: 3 Atlantic Avenue</b>  <b>MBL: 313-4-1 Zone: DD-2</b></p> <p><b>Proposal to construct an 8' x 14' shed with a 1' side and rear setback. Sheds under 120 sq. ft. require a minimum of a 5' side and rear setback (78-1381 c).</b></p> <p>Owner Andre Farah, owner of 3 Atlantic Ave. introduced himself to the board members.  He is here requesting a Variance for a shed to be put at the end of the driveway.</p> <p>Mr. Lambert stated that the use of the property says it is residential. Mr. Farah does not live at the property and uses it for a rental business so it may be considered business property. The reason for the shed is one of safety for the owners and one of convenience for their guests (no longer would they need to go down the cellar to pick up umbrellas and beach chairs).</p> <p>Vice Chair Ron Regis stated that under these circumstances being a business property it would have zero setbacks.</p> <p>Vice Chair decided to go into executive session to discuss this item</p> <p>Vice Chair Ron Regis stated that it is the Boards decision that this falls under the business characteristics and he did not need a Variance.</p> <p>The ZBA Board granted the approval.</p> <p><b>VOTE:</b>  Mikaela Nadeau – Yes  Vice Chair Ron Regis – Yes  Mark Lindquist – Yes  Tom Mourmouras- Yes</p>	<p style="text-align: center;"><b><u>ITEM 1</u></b>  <b><u>VARIANCE</u></b></p> <p style="text-align: center;"><b><u>VOTE</u></b>  <b><u>PASSED</u></b>  <b><u>(4-0)</u></b></p>

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<p><b><u>ITEM 2: Acceptance of the minutes January 29, 2018, February 26, 2018 and March 26, 2018.</u></b></p> <p>Mark Lindquist made a motion to accept the January 29, 2018 meeting minutes, seconded by Mikaela Nadeau. <b><u>Saco Code Official Richard Lambert called for the vote:</u></b></p> <p><b><u>VOTE:</u></b> Mikaela Nadeau – Yes Vice Chair Ron Regis – Abstain Mark Lindquist – Yes Tom Mourmouras- Yes</p> <p>The February 26, 2018 meeting minutes could not be voted on because the required members were not available to vote.</p> <p>Mark Lindquist made a motion to accept the March 26, 2018 meeting minutes, seconded by Mikaela Nadeau. <b><u>Saco Code Official Richard Lambert called for the vote:</u></b></p> <p><b><u>VOTE:</u></b> Mikaela Nadeau - Yes Ron Regis - Yes Mark Lindquist - Yes Tom Mourmouras– Abstain</p>	<p style="text-align: center;"><b><u>ITEM 2 MEETING MINUTES</u></b></p> <p style="text-align: center;"><b><u>MOTION</u></b></p> <p style="text-align: center;"><b><u>VOTE</u></b></p> <p style="text-align: center;"><b><u>PASSED (3-1-0)</u></b></p> <p style="text-align: center;"><b><u>MOTION</u></b></p> <p style="text-align: center;"><b><u>VOTE</u></b></p> <p style="text-align: center;"><b><u>PASSED (3-1-0)</u></b></p>
<p><b><u>OTHER BUSINESS:</u></b></p>	
<p><b>GOOD AND WELFARE</b></p>	
<p><b>ADJOURN</b></p> <p>Mark Lindquist made a motion, seconded by Tom Mourmouras to adjourn at 6:45 PM</p>	

*I, Valdine Camire, Secretary to the Zoning Board of Appeals of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Two (2) pages is a true copy of the original minutes of the Zoning Board of Appeals Meeting held on April 30, 2018.*

*Valdine Camire*