

**Zoning Board of Adjustment
Wednesday March 18, 2009
7pm Town Hall
Meeting Agenda**

Call to Order / Attendance

Public Hearings

Case 2007-102. A request has been made for a Special Exception from Article VIII Section 133-32 of the Zoning Ordinance, which requires a Special Exception for Multi-Unit Dwellings. The applicants, Joseph & Xian Morette, are proposing 3 buildings of Multi-Unit Dwellings containing a total of 47 dwelling units on three parcels. The property is located at 19 Newton Road (Map 2 Lots 369C & 369D) in the Village Commercial (CV) Zoning District.

Case 2007-103. A request has been made for a Special Exception from Article VIII Section 133-28-D of the Zoning Ordinance, which requires a Special Exception if an access driveway is located within 10' of an side or back lot boundary. The applicants, Joseph & Xian Morette, are proposing an access driveway to cross the property boundary of proposed lots 369C & 369D to connect the parking areas. The property is located at 19 Newton Road (Map 2 Lots 369C & 369D) in the Village Commercial (CV) Zoning District.

Case 2009-102. A request has been made for a Special Exception from Article VII Section 133-26 of the Zoning Ordinance, which requires a Special Exception for Home Business/Retail. The applicants, Kenneth and Barbara Fales, are proposing a motor vehicle dealership that will store and sell motor vehicles from their property through on-line sales tools. The property is located at 1303 Western Avenue (Lot 349-B) in the Rural Residential (RR) Zoning District.

Case 2009-103. A request has been made for a Special Exception from Article VIII Section 133-33 of the Zoning Ordinance, which requires a Special Exception for Sport Arenas and Buildings and Uses Accessory to Special Exception. The applicant, Sebago Technics, on behalf of New England College, is proposing a to construct a 76,000sqft (footprint) multi-purpose artificial turf sports field with night lighting and portable bleachers, as well as a 176-space parking lot to be primarily used by freshman students, public, and college visitors. The property

No new business will be taken up after 10pm unless agreed to by the Zoning Board of Adjustment.
Any remaining items will be placed on the agenda for the next regular Zoning Board of Adjustment meeting.
Information pertaining to any item on the agenda is available for public review by contacting the Town Planner at
Town Hall during normal business hours or by calling for information at 428-3221.

is located at Grove Street/Map 2 Lot 391-A (athletic field) and at Western Avenue/Map 2 Lot 405-B (parking lot) in the Educational Zoning District (ED).

Case 2009-104. A request has been made for a Special Exception from Article XXII Section 133-113 of the Zoning Ordinance, which requires a Special Exception for wetlands impacts. The applicant, Sebago Technics, on behalf of New England College, is proposing a to construct a 76,000sqft (footprint) multi-purpose artificial turf sports field that will require the filling of approximately 5,000sqft of wetlands. The property is located at Grove Street/Map 2 Lot 391-A in the Educational Zoning District (ED).

January 21, 2009 Meeting Minutes - Review and Approve

Outlook Submission

Member Binder Material

- ❖ Cases of Municipal Significance (Tab #14)

Adjourn

No new business will be taken up after 10pm unless agreed to by the Zoning Board of Adjustment.
Any remaining items will be placed on the agenda for the next regular Zoning Board of Adjustment meeting.
Information pertaining to any item on the agenda is available for public review by contacting the Town Planner at
Town Hall during normal business hours or by calling for information at 428-3221.