

Kennebunkport Zoning Board of Appeals
ZOOM MEETING
Monday, May 23, 2022 @ 6:00 P.M.

A virtual meeting of the Kennebunkport Zoning Board of Appeals was held on Monday, April 25th, 2022 via Zoom. The meeting convened at 6:00 p.m.

Members Present: Mr. Paul Cadigan (Chair), April Dufoe, Kevin McDonnell, Karen Schlegel

Mr. Cadigan called the meeting to order, performed a roll call, and confirmed a quorum of 4 members of the Board.

*1. **Approval of Minutes** from April 25, 2022.*

The item was deferred until the next Zoning Board of Appeals meeting.

*2. **Jo O'Connor**, for approval to create residential rental accommodations within her existing single-family home at 35 School Street, Assessor's Tax Map 9, Block 4, Lot 55 in the Village Residential Zone.*

Mr. Cadigan introduced the agenda item and explained the order in which the meeting will proceed.

Mr. Cadigan read a letter from the Deputy Code Enforcement Officer Andrew Welch into the record.

Mr. Cadigan asked if the Board members had any questions regarding Mr. Welch's letter. There were no questions from the Board members.

Mr. Cadigan asked to have the Applicant be promoted to panelist.

Ms. Jo O'Connor addressed the Board stating her family has been in this house for 7 generations and is part of the McCabe family. Ms. O'Connor explained she has rented out a room for 6 years and would like to continue to do so.

Mr. Cadigan asked if the Board members had any questions for the Applicant.

Ms. Dufoe asked if Ms. O'Connor was aware she can only rent the room once per week. Ms. O'Connor agreed she was aware of that restriction.

Ms. Dufoe then asked if the Applicant would have a sign. Ms. O'Connor replied she has no sign and plenty of room for parking.

Lastly, Ms. Dufoe asked if the Applicant pays for the utilities on the unit. Ms. O'Connor replied the utilities are not separately zoned.

There were no further questions from the Board members.

Referring to Mr. Welch's letter read earlier in the meeting, Mr. Cadigan noted the primary entrance to the rental unit is through a common entrance in the house and the rear exit from the unit is for emergency egress for the roomer. Ms. O'Connor agreed with Mr. Cadigan's statement.

There was brief discussion amongst the Board members regarding the deeds and tax assessor's card included in the Application.

All Board members agreed the Applicant has met the requirements for proof of ownership by reference to the 3 deeds of the property on the tax assessor's card.

Mr. Cadigan asked if any members of the viewing audience wished to participate in the meeting. There were no participants via ZOOM.

Mr. Cadigan closed the Public Hearing.

Mr. Cadigan read through sections 240-7.14.B.1. through 9 Residential Rental Accommodations.

Ms. Dufoe made a motion based on the testimony of the Applicant and the opinion letter of the Code Enforcement Officer that the Applicant meets all the standards under Land Use Article 240-7.14.B.1 through 9. Mr. McDonnell seconded the motion, and the vote was unanimous (4-0).

Based on the previous unanimous motion, Ms. Dufoe made a motion to approve this Application. Ms. Schlegel seconded the motion, and the vote was unanimous(4-0).

Adjournment: A motion was made to adjourn; it was seconded, and the vote was unanimous.

Submitted by: Patricia Saunders, Recording Secretary