



# TOWN OF WELLS

Zoning Board of Appeals

207-646-5187

## MEETING MINUTES OF JULY 28, 2025

### MEETING 7:00 PM

**In Attendance:** Chairman Wilber Gosbee, Mary Midura, Jason Heft, John Ardini, John McDermott, Thomas Pulsifer

**Staff Present:** Jim Genereux, Asst. Code Enforcement Officer and Meeting Recorder, Devon Bettinson

**Absent:** Larry Duell, Michael Braniff

### PUBLIC HEARING:

#### I. VARIANCE APPEAL

Property owner, Mary DiRico of 69 Batchelder Ln., further identified as Tax Assessor's Map 115 Lot 089-A-1, is requesting a Variance to allow a portion of a 5x7 deck to encroach 2' into the 11 feet 3 inches reduced side setback. The subject property resides within the Residential A District (RA). Land Use, Chapter 145 Article V § 145-21.

Mary DiRico and Michael Gagan attended the meeting.

Chairman Gosbee asked the board if there are any conflicts. Mr. McDermott stated he worked on a small project on the property. Mr. McDermott asked the board and the applicant if they had any objection.

#### MOTION

Motion by Mr. Ardini, there is no conflict of interest for John McDermott. The motion **passed with one abstention** from Mr. McDermott.

The applicant does not have an objection to Mr. McDermott participating in the appeal.

The applicant and the board discussed the history and specifics of the deck being built.

Mr. Genereux reviewed Finding of Facts from the Code Enforcement Office with the board. Mr. Ardini and Mr. Pulsifer asked Mr. Genereux some additional questions.

A neighbor of Ms. DiRico came to speak on behalf of the applicant.

**MOTION**

Motion by Mr. Ardini to close the public hearing, seconded by Mr. McDermott. **Passed unanimously.**

**DELIBERATIONS:**

**I. VARIANCE APPEAL**

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The board discussed the code's definitions of building and structure (section 145-10 definitions).

A straw poll of approval was conducted by the board. The official vote is planned for the next meeting.

**Board voted 4-No, 1-Yes, 1-Inconclusive**

**MINUTES:** Approval of Meeting Minutes for May 12<sup>th</sup>, 2025

Mr. Gosbee made one comment for page 2. The minutes were **approved as amended.**

**ADJOURN:**

**MOTION**

Motion to adjourn the meeting by Mr. Ardini. Seconded by Mr. Heft. **Passed Unanimously.**

RESPECTFULLY SUBMITTED:

DATE:

  
Devon Bettinson, Meeting Recorder

10/27/2025

ACCEPTED BY:

DATE:

  
Wilber Gosbee, Chairman

9/16/2025