

Effingham Zoning Board of Adjustment
Meeting Minutes November 5, 2014

5 Present: Jory Augenti, Tim White, Mike Cahalane, Jim Pittman, Paul Bartoswicz,
Absent: Fran Marchand (alternate)
Guests: David, Chris and Melissa Seamans
Minutes prepared by Barbara Thompson

10 The meeting was called to order at 7:05 pm.

Approval of Minutes:

Mike moved and Paul seconded to accept the October 1st minutes as presented. The motion passed.

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Correspondence:

FYI from Rebecca re: Seamans subdivision from meeting with the PB

20 **Public Comment:** Re: Map 204, Lot 70 Chris and Melissa want to subdivide 5 acres
from Mr. Davd Seamans' lot but have a frontage shortage. They were told by the PB to
file for a variance and once the variance is granted to return to the PB to apply for the
subdivision. The big question for them is the question of a survey; whether the whole lot,
the subdivision or just a line survey would be required. The board explained that some
25 kind of plot plan would be needed to verify footage and while the variance application
does not require a survey one might be determined by the board to be necessary. Chris
assured there would be a plan. Chris was also told that a waiver from survey could be
included in the subdivision application. Chris presented an application to the board,
which they reviewed for completeness. Jory moved and Paul seconded to accept the
application. The motion passed and case #077 was assigned to be heard December 3rd no
30 sooner than 7:15pm.

35 **Old Business:** Province Lake Campground: Matt's (Town atty) correspondence was
reviewed. He feels the owners of the campground are the agents for the variance, the
case being handled as one application with violations being grouped by similarity for
deliberation. Jory suggested sending a letter to Mr. Moore stating the above and to invite
him and/or the owners to a pre-application meeting to guide them on how to fill out the
application. Mike brought up the need for a map of the campground. Barbara will draft a
letter and send it to Jim for editing.

40 **New Business:** Application for variance from Chris Carlson, 29 School St. to allow 2
RVs on one lot. The members reviewed the application and determined it was not
complete as criteria 2-5 have not been filled in. Jory moved and Tim seconded to reject
the application as incomplete and return it to the applicant to fill in the rest of the criteria.
The motion passed.

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Approved _____
Approved with changes _____
Unapproved _____

Other Business:

2015 Budget: Jim reported that he attended a BOS meeting to defend the ZBA budget. The Selectmen asked that the budget be reduced to match the budget for 2014. Since the requested increase was only \$140, Jim agreed. The ZBA budget request has moved on to the Budget Committee. Considering the potential costs associated with the future Province Shore Campground variances, it was brought up that the ZBA could ask for more money at town meeting if necessary.

Adjournment:

Jory moved and Paul seconded to adjourn the meeting. The motion passed and the meeting adjourned at 8:40 pm.

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90 *These minutes are considered draft until approved at a future regular meeting of the ZBA. Any changes or corrections will be noted in the next meeting minutes.*