

Effingham Zoning Board of Adjustment
Meeting Minutes December 2, 2015

5 Present: Tim White, Mike Cahalane, Jory Augenti, Tom Hart (alternate), Len Espie (alternate)
Absent: Jim Pittman, Paul Bartoswicz,
Guests: Roger Lacasse (Province Shore Campground owner)
Minutes prepared by Barbara Thompson

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The meeting was called to order at 7:03 pm.

Approval of Minutes:

15 Mike wished to amend the minutes and the following will be added. *Mike asked to make a few comments before starting. His opinion is this case should have gone to the Planning Board first for site plan review as it is a non-residential use and that the Code Enforcement Officer had no authority to issue or deny any permits. It is the scope of the Planning Board to review change or expansion of use on all commercial property.*

20 Jory moved and Tim seconded to approve the minutes of the November meeting with corrections. The motion passed.

7:15 pm

Public Hearing

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Case #083

Province Shore Campground

36 Remick Road

Map 109, Lot 1

Variances for various structures on camp sites located in the Province Lake District

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Tom continued to sit in for Paul. As Jim reported in ill, Mike, as acting chair, appointed Len to fill Jim's seat for the hearing.

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Mike did roll call and, for the record, explained this hearing is a continuation from last month and is still in deliberation.

There was a lengthy discussion on procedure; special exception versus site plan review.

At the end of discussion it was agreed the board is tasked with deciding on appropriate accessory structure allowance on lots in the Province Lake District going forward. Mr.

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Lacasse concurred with the board and said this is what he is looking for so he can advise his campers when they move on site. He is willing to have the ZBA make this determination for these sites in the Province Lake District.

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Mr. Lacasse asked if this process was going to be necessary anytime a new tenant comes into the campground if they want to add a deck. The answer at this point is yes, unless

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.

and until the Planning Board amends the campground requirements/allowances in the zoning ordinance.

50 At this point Jory offered his suggestion for looking at the sites under consideration; A ground level or elevated deck is to be no wider than the RV is in travel mode (over the road width), no longer than 75% of the RV length in travel mode, not including the tongue, not to have a permanent roof, and no other structures on the lot.

55 Mike asked if anyone had any further conditions to add. None were offered. The members then spent considerable time reviewing the property cards for the sites.

Jory explained that if the ZBA were to grant relief, some of the sites would have to make adjustments to their accessory structures and suggested a date for adjustment be set.

60 As the hour was again late (9:00 pm), Jory suggested arranging a special meeting to get this case resolved. Mr. Lacasse is leaving in the beginning of January and will not return until April. The board does not wish to keep this case open until then. The date of December 16th was chosen. All can attend. Jory moved and Tom seconded to continue the hearing until December 16th no sooner than 7:00 pm. The motion passed. The hearing was continued at 9:12 pm.

65 Tim moved and Mike seconded to adjourn the meeting. The motion passed and the meeting adjourned at 9:12 pm.

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