

Effingham Zoning Board of Adjustment Meeting Minutes August 1, 2012

Present: Fran Marchand, Tim White, Jim Pittman

5 Absent: Mike Cahalane, Jory Augenti,
Minutes prepared by Barbara Thompson

Jory notified that he would not be attending the meeting.

10 Public Comment: Linda Seaman was in attendance re: a boundary issue. Her neighbor would like to
purchase part of her property to make his lot larger. Ms. Seaman was told she would need a variance to
accomplish this. The board advised her she should start with the planning board as this is a subdivision
issue and not a variance. They also advised that dividing her property would make her conforming 2
15 acre parcel non-conforming which is against zoning regulations. Ms. Seaman thanked the board for the
help and said she would consider whether she wished to pursue the issue with the planning board.

The meeting was called to order at 7:37 pm upon the arrival of Tim.

20 Minutes: As Jim was not present at the July meeting, Fran moved and Tim seconded to table the
approval of minutes until the next meeting. The motion passed.

Correspondence: Email from Claudia informing the board that the Board of Selectmen approved the
request by the ZBA to have Rebecca attend ZBA hearings generated by denials from her office.

25 New Business: none

Old Business:

- Forms: The members went over the final review of the Notices of Decision for Denials and Approvals. Fran moved and Tim seconded to approve the form with minor edits for the date of the revision. The motion passed.
- Grandfathering: Thanks to Fran for locating and emailing the article. Tim pointed out that nothing in the article applied to the Wakim case, however, it will be a useful article for reference in future cases.
- Wakim case: Jim asked if anyone had any questions or comments re: the case. He said this case would be a good learning case.

Other Business: Barbara advised she closed the PO Box for the ZBA. Tim moved and Fran seconded to approve the closing of the box as it was an unnecessary expenditure.

40 Fran moved and Tim seconded to adjourn the meeting. The motion carried and the meeting adjourned at 8:00 pm.

45 *These minutes are considered draft until they are approved at a regular meeting of the Zoning Board. Any corrections will be noted in the next month's meeting minutes.*