



Town of Effingham Zoning Board of Adjustment

Notice of Decision

Case No: #093

Map # 405, Lot # 3

Applicant Name: 244 Highwatch Road LLC

Address: 6 Manor Parkway, Salem, NH 03079

You are hereby notified that a **Variance** from the Zoning Ordinance Table 1 – “Uses by District or Zone” and Section 702 “Change or Expansion of Non-Conforming Use” has been **Granted** for the specific 36-bed expansion of the existing treatment facility by unanimous vote of the Zoning Board of Adjustment for the various reasons stated during the Board’s Deliberative Session, with the following **Conditions**:

1. The proposed expansion shall be placed behind the existing main building,
2. The existing front orchard of trees shall be maintained as a natural vegetative buffer,
3. Site Plan approval shall be received from the Planning Board, and
4. Any future expansion must be compliant with the then current Zoning Ordinance or relief must be received from the Zoning Board of Adjustment.

We, the Zoning Board of Adjustment, have determined that the 12/21/20 decision granting a variance falls within the Spirit of the Ordinance and Public Interest, that Substantial Justice is served, and Surrounding Property Values will not be diminished. Further, this decision prevents Unnecessary Hardship to the applicant.

Theresa Swanick, Chair
Zoning Board of Adjustment
Date: December 23, 2020

Special Exceptions and Variances authorized under RSA 674:33 shall be valid if exercised within 2 years from the date of final approval. Note: The Select Board, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated (NHRSA), Chapter 677, available at Effingham Municipal Office Building. This notice has been placed on file and made available for public inspection in the records of the ZBA and on the Town of Effingham website at effinghamnh.net on December 23, 2020. Copies of this notice have been distributed to: The Applicant, Planning Board, Select Board and Zoning Enforcement Officer.