

Approved: \_\_\_\_\_  
Approved with changes: \_\_\_\_\_  
Unapproved: \_\_\_\_\_

**Effingham Zoning Board of Adjustment**  
**Meeting Minutes**  
**April 5, 2023**  
**68 School Street, Effingham**

**Members Present:** Lawrence Edwards (chair), Vicki Kirkwood (vice chair), Arron Lavoie (rec secretary), Alan Taylor.

**Others Present:** Nate Fogg (land use clerk), Goran Romanovic, Erik Jones, Keith Pothier, others

Meeting called to order at 7:00pm.

**Election of Officers:**

**Alan Taylor nominated Lawrence Edwards to serve as chair of the ZBA. Arron Lavoie seconded the motion. Lawrence Edwards noted that he was willing to serve. There were no further nominations. A vote was taken, and the nomination passed by a vote of 4-0.**

**Alan Taylor nominated Vicki Kirkwood to serve as vice-chair of the ZBA. Arron Lavoie seconded the nomination. Vicki noted that she was willing to serve. There were no further nominations. A vote was taken, and the nomination passed by a vote of 4-0.**

**Alan Taylor nominated Arron Lavoie to serve as the recording secretary of the ZBA. Vicki Kirkwood seconded the nomination. Arron noted that he was willing to serve. There were no further nominations. A vote was taken, and the nomination passed by a vote of 4-0.**

**Minutes:**

The ZBA members reviewed the minutes of the March 1<sup>st</sup> ZBA meeting prepared by Jim Pittman. Both Alan Taylor and Lawrence Edwards were fine with the minutes as written.

**Alan Taylor made a motion to approve the March 1<sup>st</sup> minutes as written. Lawrence Edwards seconded the motion. There was no further discussion. A vote was taken, and the motion passed by a vote of 2-0-2.**

**Public Hearing:**

The ZBA reviewed the Dustin Application for a variance to build a woodshed at 51 Iron Works Road on tax map 201, lot 66 which had come to the ZBA.

Mr Lawrence asked why they were just hearing this case which had been received in November of 2022. Mr Fogg noted that the ZBA did not want to hear the case at the same time as a Meena application in January, Mr Dustin had hip surgery and would not be available for the February meeting, and Mr Dustin was going to be away for the March meeting.

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Mt Dustin was not present.

Abutters Keith Pothier and Erik Jones were present.

Mr Pothier questioned whether the Dustin property located across Iron Works Road (tax map 201-16 was buildable.) While this was not the question in front of the ZBA, the members felt that the proximity to the Ossipee River would make it very difficult, if not impossible to build on the parcel.

Mr Jones noted that the existing shed on the property was on or over the property line between Mr Dustin's and Mr Jones' properties. He also noted that Mr Dustin's property was served by a cess-tank and he wants to make sure that any proposed construction for the woodshed would not cause any problems like septage flowing onto his property.

Mr Lawrence feels that the existing structures on the parcel may already exceed the 20-percent maximum building coverage. The existing structures are certainly grandfathered because they were all constructed well before to the Zoning Ordinance was enacted.

The ZBA appreciated the abutters input but cannot discuss the merits of the application without the applicant present.

The ZBA felt that they should do a site walk before hearing the case before the next meeting.

**Alan Taylor made a motion to conduct a site visit as a board on Wednesday, May 3<sup>rd</sup> at 6:00pm. A public hearing would follow at 7:00pm at the town hall. Arron Lavoie seconded the motion. No further discussion. A vote was taken and the motion passed by a vote or 4-0.**

Goran Romanovik was in attendance and expressed an interest in serving on the ZBA. A position is available on the ZBA because David Garceau was elected, however has decided not to accept the position.

**Vicki Kirkwood made a motion to appoint Goran Romanovic as a member of the ZBA until the next town election. Alan Taylor seconded the motion. No further discussion. A vote was taken and the motion passed by a vote or 4-0.**

Mr Romanovic will be sworn in before the May 3<sup>rd</sup> meeting.

**Adjournment**

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**Alan Taylor made a motion to adjourn the meeting. Arron Lavoie seconded the motion. A vote was taken, the motion carried by a vote of 4-0, and the variance was approved.**

The meeting adjourned at 7:40pm.