

**Town of Windham, ME
Board of Appeals
Minutes
Thursday – August 4, 2016
Windham Town Office –Council Chambers
7:00 P.M.**

Call to Order: Quorum met

Roll Call and Declaration of Quorum: Present Board members, Marge Govoni, Chair Person, Jim Cobb, Chuck Fleck Jr... Assistant Chairperson, Fred Panico), Staff member present Heather McNally, Director of Code Enforcement

Minutes: February 4, 2016

Motion - Chuck Fleck Jr. – Seconded by Jim Cobb

All in favor, Fred didn't vote as he wasn't present for the meeting - 3-0-1 abstained

Public Hearing

05-16 –Berzinis Realty, Inc.(Wayne Berzinis) (owner) Shaun's Auto Repair, (Shaun Goughnour) (applicant) – Requesting a Conditional Use permit for automobile repair, property location 483 Roosevelt Tr. Zoned Commercial 3. Map 47 Lot 9.

Discussion with Board members and applicant:

Shaun spoke about his business before the board

Marge spoke about the need to identify the parking spaces for each business on the site plan.

Chuck spoke about item 1 on the checklist and lack of items on the site plan.

Wayne spoke regarding previous approval and the same use and same site plan. Mulch pit is no longer there. He argued that all the spaces are there.

I explained that it might be a matter of color highlighting the spaces to the uses.

Wayne would like that to be a condition of anonymity he approval.

Jim request that the mulch pit be removed from the plan.

Marge says that color coding would be adequate.

Jim brought up the dumpster. The additional dumpster should be removed from the drawing.

Hours of operation are 9-5 which is on the sign.

Label Roosevelt trail on the site plan.

Chuck would like the site distance labeled. Fences on the site behind the building should be shown on the plan. Also the lighting in the rear should be noted on the plan.

Dumpster should meet ordinance requirement

Date should be shown on plan

Conditional use questions - All in Favor 4-0

Motion made to approve by Jim Cobb with the following conditions:

- 1. the following conditions need to be annotated on site plan.**
 - a. Revision date**
 - b. Show Fences**
 - c. Lighting locations**
 - d. Show mulch beds removed**
 - e. Show one dumpster**
 - f. Show parking spaces and what building each one goes with (color code parking spots or put a key at the bottom of the plan).**
 - g. Show Route 302 (Roosevelt Tr.) and setbacks to the property**
 - h. Approval goes with the applicant**

This approval is based upon any plans, sketches, drawings or other supporting materials presented by the applicant and all representations made by the applicant at the Board of Appeals hearing on the application, as well as any conditions placed by the Board on the approval. No change shall be made from the application, supporting materials, representations or conditions of approval without the prior approval by the Board of Appeals of an amendment to this approval or a new approval.

Seconded by Fred Panico

All in favor 4-0

Adjourn - Chuck Fleck, Jr. motioned to adjourn - Jim Cobb seconded

All in favor 4-0

Respectfully Yours

Mabel J. Darby - Morey