

**Town of Windham, ME
Board of Appeals
Thursday – May 4, 2017
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, Assistant Chairperson, and Joanne Mattiace. Absent members Fred Panico, Chuck Fleck Jr... Staff member present Steve LeBrun, Code Enforcement Officer

Minutes: April 6, 2017

Motion to approve minutes – Jim Cobb – Seconded by Joanne Mattiace

All in Favor, 3- 0

Public Hearing

04-17 – Moose Landing North Recreation Vehicle Lot – Requesting an expansion of a Non-Conforming Use. Zone is C-3 (Commercial 3 Zone) Map 15 Lot 2, For 0 Roosevelt Tr.

Abutters have been notified and fees paid.

Dustin Roma, Consulting Engineer; spoke for the applicant on the expansion of the expansion nonconforming use. He discussed property layout which included the display area of the RV Trailers parking, plus no new structure to be built. Site plus subdivision plan is before Planning Board. Stormwater and site location with DEP was discussed. No new building proposed at this time. Installation of a gate will be done to prevent the RV's from being broken into. Subsurface was discussed.

Applicant is there for just the expansion of the use. Nothing additional is being added to make it more nonconforming.

Marge Govoni spoke and asked questions about the access if they were going to entering and exiting from Danielle Dr.

Dustin Roma commented that "Danielle Drive will be used only when the facility is open. Gate will be locked after hours".

Joanne Mattiace had no questions about the project. Complimented that a great job was done on putting the packets together!

Jim Cobb was asking questions in reference to Danielle Drive.

Marge Govoni indicated that they were only there for the use. She also went over the criteria for the Non-Conforming Use.

Joanne Mattiace made a motion to approve application:

Conditions:

- 1. 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.**
- 2. Approval goes with the property.**

Seconded by Jim Cobb

All in Favor 3-0

**Jim Cobb made a motion to adjourn the meeting,
Seconded by Joanne Mattiace.**

All in Favor 3-0

Respectfully Yours,

Mabel J. Darby - Morey