

**Town of Windham  
Zoning Board of Appeals  
Remote via Zoom  
6:30PM**

Roll Call

Declaration of Quorum

**Members in Attendance:** Marge Govoni, Chair, Jim Cobb, Vice Chair, Chuck Fleck, Christopher McDonald

**Staff Present:** Christopher Hanson, Code Enforcement Director, Jon Rioux, Deputy Director of Code Enforcement, Kelsey Ledoux, Code Enforcement Administrative Assistant

**Others Present:** Kristin Collins, Town of Windham Attorney

**Minutes:** January 2, 2021

**MOTION** by Chuck Fleck: To accept minutes from January 2, 2021

**SECONDED:** Christopher McDonald

All-In-Favor 4-0

**MOTION** by Christopher McDonald: To take application from Table.

**SECONDED:** Jim Cobb

All-In-Favor 4-0

Dustin Roma explains history of approvals to Board.

Christopher Hanson explains consent agreement signed by Dan Craffey, which addressed the notice of violation with the Town.

**PUBLIC COMMENT OPENED**

No Public Comment

**PUBLIC COMMENT CLOSED**

**BOARD DISCUSSION OPENED**

Board Members question Dustin on site.

Christopher Hanson has no recommendations currently. Suggests moving through the approval standards of the Board.

Chuck Fleck questions Kristin Collins on approval items. Kristin tells Board to only focus on current application and only bring up any additional information as required.

### **BOARD DISCUSSION CLOSED**

BOARD MOVES TO APPROVAL CRITERIA AS LISTED IN CHAPTER 140, LAND USE ORDINANCE, SECTION 203 NONCONFORMING USES. 2.b. 1-7.

### **CONDITIONS OF APPROVAL:**

1. A line of evergreen trees must be planted along the south easterly sideline of the property along the berm of the pond pending DEP approval, or along the sidelines of the gravel driveway.
2. This approval is contingent upon Planning Board and Department of Environment Protection approvals.
3. In accordance with the Town of Windham Land Use Ordinance, Chapter 140, Section 203 Non-Conforming Uses A. 2. (b) (c) the amount of surface runoff from the site shall not be increased and shall be continually monitored.
4. 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.

**MOTION** by Chuck Fleck: To approve application for expansion of non-conforming use to 100% pending conditions for recreational vehicles.

**SECONDED:** Christopher McDonald

All-in-Favor 4-0

### **PUBLIC HEARING CLOSED**

### **ELECTION OF OFFICERS**

Nomination for Chair

Nominated by Jim Cobb: Chuck Fleck

Seconded: Christopher McDonald

**MOTION** by Jim Cobb: Close Nominations

**SECONDED:** Christopher McDonald

All-in-Favor 4-0

Nomination for Vice Chair

Nominated by Jim Cobb: Christopher McDonald

Seconded: Marge Govoni

**MOTION:** Close Nominations

**SECONDED:** Marge Govoni

All-in Favor 4-0

**MEETING ADJOURNED**

Respectfully Submitted,

Kelsey Ledoux

Administrative Assistant

Town of Windham Code Enforcement