

Town of Windham  
Zoning Board of Appeals  
Notice of Decision

Date: February 4, 2021

Moose Landing North, LLC  
P.O. Box 177  
Naples, ME 04055

**21-01 Moose Landing North, LLC** Expansion of an existing non-conforming use at 480 Roosevelt Tr, Map 15 Lot 1-A Commercial Zone 3 (C-3). The applicant seeks to expand the non-conforming use to the full 100% capacity. The applicant has already undertaken the expansion work and is seeking after-the-fact approval. The applicant also signed a consent agreement with the Town of Windham to address the notice of violation. The 1<sup>st</sup> site walk was conducted on January 6, 2021, following by an initial public hearing on January 7, 2021. The application was tabled until February 4, 2021. A 2<sup>nd</sup> site walk was conducted on February 3, 2021. This decision was reached at the February 4, 2021 meeting.

Chuck Fleck motioned to approve application to include the following conditions:

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.

Seconded by Christopher McDonald  
All-In-Favor 4-0

Note: This decision is subject to appeal within forty-five (45) days of the date of this decision.

*Marge Govoni,*

Chair, Zoning Board of Appeals