

Received 2 phone calls pertaining to land purchases.

1. Buildable requirements for land along route #107.?
2. Can a RV trailer be used as a residence while building on a lot ?.

Answer: Indicated length of time for use and SSWD requirements.

Thurs: 5th:

Craig Sneider, 2nd to Scott Efron, phoned with questions.

Scott is considering to change the use of the “resort” foundation to his personal house.

Question: What needs to be done to obtain a building permit for a residential building ?

Answer: Having established the “old Marston camp” as a residence and that two residential buildings cannot exist on a single plot of land, a separate lot needs to be surveyed and deeded. The lot needs to have at least 2 acres and 200 ft. frontage. This requires that the Upper Twain Road will need to be re-routed to establish a 75 ft. front set-back. The separate lot will establish the residence to be separate from camp ground development or activity and not fall under a CUP umbrella. Therefore not within a CUP category, a resident building permit may be granted with first having a SSWD design submitted. This also sets up the condition that having split off one lot, (within the map #7 lot #22) no other lot may be generated within the five year wait time period without establishing a “sub-division” thru land division.

Furthermore: If the intent is that a resident be started and then converted in use at a later date to come under a campground function, then Article 4, 4.3 Conditional Use Permit and Site Plan Review, A Authorization, 2 (states) No changes shall be made in any approved Conditional Use without approval of the change by the Planning Board.

Therefore: If and when a CUP is obtained for a campground development, then the residential permit must remain as a residential use until a re-review of the campground CUP is conducted for that conversion of change in use.

Wes.