

Effingham Planning Board
Work Session Minutes June 13, 2012

5 Present: Joanna Bull, George Bull, Jory Augenti, Paul Potter, Theresa Swanick, Bill Piekut
(arrived 7:22P)
Others present: Mike Cahalane
Minutes prepared by Barbara Thompson

10 The session began at 6:45P.

Joanna and George signed the Randall Scott lot line adjustment plat. Barbara will register it.

15 The goal of the work session is to work on revisions to the Subdivision Regulations and address zoning issues raised in an email from Rebecca. Bill is not present so there will be no discussions about cisterns in relationship to the subdivision regs this evening.

20 **Plan NH** Paul announced there would be a meeting on June 23rd, 10:00A or 10:30 at the Historical Society and expressed concern the venue is too small. He will do some checking to confirm this. The purpose of this meeting is to meet with more local residents of the Lords Hill historic district.

Joanna said she would use track changes and make formatting changes to make the regulations uniform. She will email them to everyone.

25 Page 1: Replace comas with semicolons. Add the last revision date to sequence of revisions.

In reviewing the regulations, it was discovered that a mylar is not required at the hearing. This will be changed on the application.

30 Page 2: Capitalize "Major Subdvision"
Strike "minor" references in Minor Lot Line Adjustment definition.

35 Page 4: 5.2.2 – Change second sentence to the following: "Any lot created must be of quadrilateral design and have as close to 90-degree corners as possible, unless limited by original lot shape."

40 Page 13, Section VII header – Remove "Minor" from Minor Lot Line Adjustment
Section 8.02 – remove "minor"
Section 8.03 – remove "minor" references
Replace 8.05 with the following: "8.05 Submission Requirements: Submission requirements for Lot Line Adjustments shall be as set forth in Sections 9."
Section IX Submission Requirements
9.01.4 – Change the number of plats from 5 to 4 and remove "Carroll County Registry of Deeds".
45 - Change the size of the plat from 24"x36" to 22"x34".

9.01 - Add new #5 which will read: Upon final approval, a Mylar plat of 22" x 34" is also required for the Carroll County Registry of Deeds.

50 Since a mylar is not required at the subdivision hearing, the checklist will be amended to reflect this as well as changing the plat size to 22"x34". It was brought up that the same changes need to be done for the Lot Line Adjustment application and checklist. Barbara will get the forms to Joanna.

55 Zoning Issues.

Rebecca sent an email asking the board to look at 3 issues; 1. Lots in 2 zones in reference to Sec. 601, 2. The definition of "structure", 3. 120 day RV limitation.

60 Discussion began regarding Rebecca's query concerning conflicts when a property is in two zones in the Province Lake District. Joanna suggested asking Rebecca to attend a meeting for her input. During the discussion the question arose whether the rule does or does not apply to the Historic Districts well and whether creating overlay districts for the 4 special zones in town would solve the problem. It was decided to get clarification from Matt and work on this further at a future date. The question is if the historic district is exempt from Sec 601? Does the district
65 need to be an overlay?

Joanna set agenda items for the next meeting; Matt's response, Rebecca's other 2 issues and cisterns.

70 Mike asked the board for a copy of the Historic District data.

The meeting adjourned at 800P.

75

80 *These minutes are considered draft until approved at a regular meeting of the Planning Board. Any corrections will be noted in the following month's minutes.*