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Approved with changes: \_\_\_\_\_  
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## **Effingham Planning Board September 19, 2013 Work Session**

**Members Present:** George Bull, Jory Augenti, Paul Potter, Gary Jewell

**Members Absent:** Henry Spencer, Joanna Bull, Bill Piekut

Minutes recorded by Barbara Thompson

Meeting called to order at 6:35pm

In the absence of Joanna (chair) and Bill (vice-chair), George moved and Jory seconded to have Paul chair the session. The motion passed.

### **Correspondence**

- **2014 Budget:** The members present briefly discussed the figures from 2013 resulting in Jory moving and George seconding to have the 2014 budget remain the same as the 2013 budget. The motion passed. This will be added to the October agenda again to allow comments from members not present this evening.
- **Voluntary merger:** The board received an application from Jonathan King and Annette Keller to merge 2 lots in the Province Lake District. This will be added to the October agenda for discussion. The property cards will be obtained to show any dwellings on the lots.
- **Building Permit Denial:** Rebecca (Code Enforcement Office) notified the PB of a denial issued to Dominic Falzone for change of use to his property. This is an FYI as the case needs to go to the ZBA first before coming to the PB. This too, along with the property cards, will be added to the agenda for review in October. Barbara was asked to check with the CEO to see if any building permits have been issued for this lot.

### **Historic District**

Jory presented his work in mapping the Historic District based on the written records establishing the district. Two main problems were discussed.

1. In plotting those lots within the Historic District, in some cases the whole lot was included by the cartographers instead of the 200' or the 400' allowance (depends on which road the lot is located).
2. Since the districts were established prior to zoning, wording regarding the stricter of two zones must be addressed with regards to the two districts.

The issue around item #2 will need to go to Town Meeting as there will be changes made to zoning. The board as a whole will work on the wording to correct both issues at the October meeting. It was suggested the individual owners be sent letters to tell them about the hearing when it is scheduled.

There was a motion by George, seconded by Gary to adjourn the meeting.

Meeting adjourned at 8:15pm.