

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board
November 21, 2013
Work Session

Members Present: Jory Augenti, Gary Jewell, Henry Spencer Bill Piekut,

Members Absent: George Bull, Joanna Bull, Paul Potter

Minutes recorded by Barbara Thompson

Meeting called to order at 6:35pm.

Rebecca Boyden, Code Enforcement Officer attended the work session to discuss and get clarification on items and suggest possible changes in the Zoning Ordinance.

1. Accessory building without a house: Questions over use of the building were the main area of discussion resulting in the board deciding to add this to a future agenda.
2. Accessory building and residential exception relating to non-profits and churches: After discussion the board determined there isn't any need to amend current policies. The solution for this is to apply for a variance.
3. Refine definition of structure: The board will check with the Town attorney for clarification. The key word here is "fixed".
4. Number of travel trailers allowed on a lot: Discussion centered on the definitions between RVs and travel trailers and the number allowed on a lot without becoming a campground. Rebecca pointed out that the ZO definition for an RV includes travel trailers. The board decided to check the RSA's regarding travel trailers and make sure there is no conflict with the ZO.
5. Section 103 and the word "altered": The board clarified that altered means to change the shape of the building. When applicants are applying Rebecca should have them detail the extent of the changes being made. Items such as new roofs, new siding or new windows are considered repairs.
6. Table of Uses: There was a long discussion regarding hobbies and businesses and when a change of use is triggered. Henry said he would check with the Town attorney regarding the definition of hobby.

There was a motion by Henry, seconded by Jory, to adjourn the meeting.

Meeting adjourned at 8:30pm.