

Approved: \_\_\_\_\_  
Approved with changes: \_\_\_\_\_  
Unapproved: \_\_\_\_\_

## **Effingham Planning Board November 6, 2014**

**Members Present:** Mike Cahalane, Paul Potter, Gary Jewell, Joanna Bull, George Bull

**Members Absent:** Theresa Swanick, Henry Spencer, Bill Piekut (alternate)

**Others Present:** Barbara Thompson, Dianne Park, Tom Thompson-Agricultural Commission, Erik Jones-Historic District Commission

Minutes recorded by Dianne Park

### **Minutes**

A motion was made by Paul, seconded by George, to approve the minutes from October 2, 2014 as written. All were in favor.

A motion was made by George, seconded by Pau, to approve the minutes from October 29, 2014 as written. All were in favor.

Follow-up on where, in the Zoning Ordinance, it states only one house per lot. Section 402 Lot Requirements pertains to this issue. The board decided to add 'A minimum lot size of 2 acres with minimum frontage of 200 feet are required in all districts except for Open Space Conservation Subdivision' after the heading of 'Section 402 Lot Requirements'.

A motion was made by George, seconded by Paul, to add the statement 'Non-conforming lot buildable area does not apply to Open Space Conservation Subdivision' to Section 708. All were in favor.

### **Correspondence**

#### **Letter from Rebecca re: Mr. Seamans frontage issues**

According to the letter dated November 5, 2014 from Matt Serge-Town Attorney, Mr. Seamans does not need a denial from the Zoning Officer and can go directly to the Zoning Board of Adjustment for a variance. Joanna will send a response to Rebecca.

#### **Historic District Commission – Erik Jones**

Erik Jones, from the Historic District Commission, presented the Planning Board with updates to Article 15 Historic District. He described all updates. There was a motion by George, seconded by Mike, to adopt all proposed changes from the Historic District Commission for Article 15. All were in favor.

### **Hoop Houses**

After discussion on this subject Mike will look into what other towns have done with this problem and Paul will draft wording to be added to Section 1001 Accessory Building/Use. Tom Thompson, Agricultural Commission, was present and presented pictures of possible Hoop Houses.

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## **2 Recreation Vehicles on One Lot**

Section 1402 will be amended as follows:

- First sentence will be changed from: 'A landowner may allow the use and placement of a Recreation Vehicle for Recreation purposes on his or her property, even if not a campground.'

To: 'A landowner may allow the use and placement of up to two (2) Recreation Vehicles for Recreation purposes on his or her property, even if not a campground.'

- Third sentence will be changed from: 'The Enforcement Officer may issue multiple permits per year not to exceed 150 aggregate days per calendar year.'

To: 'The Enforcement Officer may issue multiple permits per year not to exceed 150 aggregate days per calendar year, per Recreation Vehicle.'

A motion was made by Mike, seconded by George, to accept the wording as discussed by adding 'up to two (2)' to the first sentence, and adding 'per Recreation Vehicle' to the third sentence. All were in favor.

### **Mr. Edwards**

Joanna will draft a timeline for submittal to the Town Attorney as well as find pertinent documentation. This will be on the agenda for the next work session and will be a non-public session.

The next work session will be Tuesday, November 11, 2014 at 6:30pm. On the agenda will be Mr. Edwards and Sections 707 and 708.

A motion was made by Paul, seconded by George, to adjourn the meeting.  
Meeting adjourned at 8:00pm.