

**Effingham Planning Board**  
**January 19, 2015**

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

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

**Others Present:** Barbara Thompson, Dianne Park  
 Minutes recorded by Dianne Park

Public Hearing called to order at 7:00pm. The Public Hearing is for changes to the Zoning Ordinance.

**Article 3 Definitions – Lot of Record**

Add an ‘A’ at the beginning of the first sentence

**Article 3 Definitions – Non-Conforming Lot**

No questions and no changes.

**Article 3 Definitions – Temporary Enclosure**

Third sentence: change ‘of’ to ‘or’

**Section 402 Lot Requirements**

First sentence: change ‘of’ to ‘for’

**Section 707 Non-Confirming Lot**

#4: remove ‘of record’

**Section 708 Lot Density**

Second paragraph, first sentence: change ‘lone’ to ‘one’

There was considerable discussion on all changes to Section 708 Lot Density. Points discussed:

- Overcrowding of the lot
- How many non-conforming lots are there in Effingham?
- How many non-conforming lots are on the lake?
- Background on the creation of the 10% Rule.
- Effect on surrounding water bodies
- Side setbacks
- Shoreline Protection Act
- Surrounding town zoning requirements

George Bull left the hearing at 7:25pm.

**Section 1105 Building Permits**

No questions and no changes.

**Section 1402**

No change and a question was asked as to why the number of days per year was changed. Rebecca answered this question.

**Article 15 Historic District**

No change and the question was asked how the Historic District Commission feels about going from 7 to 5 people. Erik Jones answered this by saying they could not get people to serve on the Commission thereby they were in violation of the town zoning ordinance.

Public Hearing closed at 8:00pm. All changes were discussed and voted on.

**Article 3 Definitions – Lot of Record**

There was a motion by Theresa, seconded by Mike, to add an ‘A’ at the beginning of the first sentence and to adopt all changes to Article 3 Definitions-Lot of Record. All were in favor.

**Article 3 Definitions – Non-Conforming Lot**

There was a motion by Theresa, seconded by Mike, to adopt all changes to Article 3 Definitions-Non-Conforming Lot. All were in favor.

**Article 3 Definitions – Temporary Enclosure**

There was a motion by Theresa, seconded by Gary, to change ‘of’ to ‘or’ in the third sentence and to adopt all changes to Article 3 Definitions-Temporary Enclosure. All were in favor.

**Section 402 Lot Requirements**

There was a motion by Mike, seconded by Paul, to change ‘of’ to ‘for’ in the first sentence and adopt all changes to Section 402 Lot Requirements. All were in favor.

**Section 707 Non-Conforming Lot**

There was a motion by Theresa, seconded by Paul, to remove ‘of record’ in #4 and adopt all changes to Section 707 Non-Conforming Lot. All were in favor.

**Section 708 Lot Density**

After discussion on possible changes it was decided to make the following changes:

First paragraph, last sentence, change to read: ‘To regulate stormwater run-off, over-crowding of lots, and to promote health and safety.’

Second paragraph, first sentence: change ‘lone’ to ‘one’

Third paragraph: delete whole sentence.

There was a motion by Paul, seconded by Gary, to change the last sentence in the first

paragraph, to read ‘To regulate stormwater run-off, over-crowding of lots, and to promote health and safety.’ change ‘lone’ to ‘one’ in the first sentence of the second paragraph, to delete the third paragraph and adopt all changes to Section 708 Lot Density. All were in favor.

**Section 1105 Building Permits**

There was a motion by Paul, seconded by Theresa, to adopt all changes to Section 1105 Building Permits. All were in favor.

**Section 1402**

There was a motion by Gary, seconded by Mike, to adopt all changes to Section 1402. All were in favor.

**Article 15 Historic District**

There was a motion by Paul, seconded by Mike, adopt all changes to Article 15 Historic District. All were in favor.

All proposals will be sent to the Town Attorney for approval. A second Public Hearing will be held on Monday, February 2, 2015 at 6:00pm.

Meeting adjourned at 8:50pm.