Effingham Planning Board
May 28, 2015

Members Present: Mike Cahalane, Paul Potter, Theresa Swanick, Joanna Bull, Gary Jewell
Members Absent: Lawrence Edwards, George Bull, Bill Piekut (alternate)
Others Present: Dianne Park
Minutes recorded by Dianne Park

Meeting called to order at 6:35pm.

Roger Lacasse Building Permit
Robert Lacasse, Tax Map 109 Lot #1, of Remick Road Campground LLC aka Province Shores, asked for a building permit application that was denied by the Zoning Enforcement Officer on the grounds that the expansion of a non-confirming use in a non-conforming property requires site plan approval from the Planning Board.   The board discussed this application and Mike stated this Campground has been before the Zoning Board of Adjustment (ZBA) with many violations that have not been resolved yet and after checking with the Municipal Authority he does not feel a special exception permit or site plan is necessary. Only a variance from the ZBA is required. After board discussion it was decided to let Mike bring this up at the next ZBA meeting and have the ZBA forward all questions to the town attorney.

Site Plan Review
All previous changes were reviewed. Changes made were:

- Spacing for the entire document must be reviewed. (example: Section VI B a 1-20, and Section VII F 1-4).
- Section IV B 2 a, change 'Planning' to 'Zoning'
- Section IV B 2 c, change 'certified engineer 'to 'licensed engineer'

There was a motion by Mike, seconded by Theresa, to accept the Site Plan Review Regulations will all changes. All were in favor.

Subdivision Regulations
The Subdivision Regulations were reviewed. Changes were:

- The document must be edited and all necessary text left justified.
- The document must be edited for spacing.
- The document must be edited for the headings being in capital letters
- The document must be edited for grammar (i.e. periods, comma, etc.)
- Section 303, change 'the higher standard shall prevail.' To 'more restrictive should apply, as defined in RSA 676:14.'
- Section 305, remove the extra period from the second paragraph.
- Section IV, delete the definition for 'Non-Conforming Lot'

Approved:_____
Approved with changes:_____
Unapproved:_____

- Section IV, add definitions for 'Non-Conforming Lot' and 'Lot of Record' as stated in the Effingham Zoning Ordinance.
- Section IV, 'Resident Inspector', change to 'Appointed Inspector'
- Section V 5.1 C, make '5.2 Lots' the start of the next paragraph
- Section V 5.1 C 1, change to read: 'The minimum lot size for each lot shall be in conformance with the Town of Effingham Zoning Ordinance Section 402.'
- Section V 5.2 A 1, change to read: 'All lots created shall meet the minimum frontage requirements stated in the Town of Effingham Zoning ordinance Section 402.
- Section V 5.2 B, change 'Registered Land Surveyor' to 'Licensed Land Surveyor' and change 'Professional Engineer' to 'Licensed Engineer'
- Section 5.4, after the heading 'STREETS', insert: 'The following section references the NHDOT Suggested Minimum Design Standards for Rural Subdivision Streets – dated 12/4/03'

- Section 5.7, change 'Professional Engineer' to 'Licensed Engineer'

- Section 5.14 C add 'i' before 'all such proposals …'
- Section 5.14 C add 'ii' before 'all public utilities….'
- Section 5.14 C add 'iii' before adequate drainage ….'
- Section 6.01 C, last sentence, change '… the condition which imposes the restriction or higher standards shall be controlling' to '… the condition which imposed the more restrictive or higher standard shall be controlling.'
- Section 6.02, move to a new paragraph

The 'NHDOT Suggested Minimum Design Standards for Rural Subdivision Streets – dated 12/4/03' will be distributed to all board members and put on the agenda for the next meeting an Theresa will check into revisions to Section 5.14 A

There was a motion by Gary, seconded by Mike, to accept all changes to Subdivision Regulations. All were in favor.

There was a motion by Mike, seconded by Paul, to adjourn the meeting.
Meeting adjourned at 7:50pm.