

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board
Work Session
September 24, 2015

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

Work Session started at 6:35pm.

Section 708 Lot Density

Mike passed out his suggested changes to Section 708 Lot Density as well as new definitions for Impervious Surface and Building Coverage. Changes to Section 401 Province Lake District were also suggested. Section 708 reads:

‘For non-conforming lots of one acre or less, the total area of all existing and proposed structures shall be limited to 10% of the gross lot area. ‘Area of a Structure’ in this section shall mean that part of the structure which covers the ground under it (footprint), including all deck, porch, and roof overhangs.’

There was a motion by Joanna, seconded by Theresa to adopt the changes discussed for Section 708 Lot Density and have them read; *‘For non-conforming lots of one acre or less, the total area of all existing and proposed structures shall be limited to 20% of the gross lot area. ‘Total Area of all Structures’ in this section shall mean that part of the structures which cover the ground under it (footprint), including all deck, porch, and roof overhangs that extend up to 2 feet.’* All were in favor.

Section 708 Lot Density – Purpose and Intent

Mike’s original copy read:

Purpose: *To protect the general welfare of the environment and the inhabitants of Effingham.*

Intent: *To regulate overcrowding of lots and to promote health and safety.*

There was a motion by George, seconded by Theresa, to swap Michaels Purpose and Intent and have them read; ***Purpose:*** *To regulate overcrowding of lots and to promote health and safety.*

Intent: *To protect the general welfare of the environment and the inhabitants of Effingham.’*

All were in favor.

New definitions for Impervious Surface and Building Coverage were not used and Section 401 Province Lake District was not used.

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Subdivision Regulations

Changes made were:

Section IV Definitions; delete 'Major Subdivision- Any division of land which results in 4 or more lots or which requires new streets, utilities or public improvements.'

Section VIII Lot Line Adjustment, 8.06 Submission Requirements, change 'Section 9' to 'Section 7'

Work session ended at 7:45pm.