

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board

January 7, 2016

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

Members Absent: None

Others Present: Barbara Thompson, Dianne Park, Erik Jones, Jory Augenti, Elaine Chick, Tom Hart, Irene Riordon, John Bergan, Jean Bergan, Tom Thompson

Minutes recorded by Dianne Park

Meeting called to order at 6:30pm.

Minutes

A motion was made by Gary, seconded by Paul, to accept the minutes from December 3, 2015 as written. All were in favor.

A motion was made by Mike, seconded by George, to accept the minutes from December 22, 2015 as written. All were in favor.

Monthly Zoning Officer Report

The October, 2015 report showed an inquiry from Lakeview regarding 'building licensing'. Lawrence stated the Board of Selectmen have not received anything in writing from Lakeview. Joanna will follow-up with Rebecca on this issue.

Public Hearing

Public Hearing started at 6:48pm.

The agenda will be as follows:

- 1-Section 708 Lot Density / Section 1002.2 Enforcement and Penalty / Section 1502 Historic Districts
- 2-Article 15 Historic District
- 3-Article 10 Section 1006 Campground
- 4-Driveway Regulations
- 5-Site Plan Review Regulations
- 6-Subdivision Regulations

Section 708 Lot Density

Joanna read all the ordinances.

Public Comment

Jory Augenti questions why the Planning Board did not ask for input from the Zoning Board of Adjustment (ZBA) and questioned the roof overhang of 2 feet. He had no problem with the

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change from the limit of 10% to a limit of 20% but suggested eliminating the reference to a 2 foot overhang and add back in the statement 'All other requirements of this ordinance shall be met.' George explained the reasoning behind all the changes.

Joanna asked for the impact of removing the 2 foot overhang statement.

Elaine Chick said that if there is no structure then there is no drip line but Jory explained that on the plans the drip line is listed.

Tom Hart had no problem with the 2 foot overhang but thought the ordinance limited people.

A motion was made by Theresa, seconded by George, to add the statement '*All other requirements of the ordinance shall be met.*' and leave the rest of the as presented. Mike-disagreed and everyone else agreed. The motion carried.

Section 1102.2 Enforcement and Penalty

Joanna read the ordinance.

Public Comment

Jory asked why the board removed the reference to the \$100 penalty and inserted 'in accordance with RSA 676:17.I' and was told that in case the amount changes. Erik Jones explained the RSA.

A motion was made by George, seconded by Paul, to move forward with Section 1102.2 Enforcement and Penalty as presented. All were in favor.

Section 1502 Historic Districts

The change of deleting 'attached map' and adding 'Appendix A' was explained.

Public Comment

Irene Riordon thought the original property owners should be listed instead of Map and Lot Numbers.

Lawrence thought the map should be color coded.

A motion was made by Paul, seconded by George, to keep Section 1502 Historic Districts as presented. All were in favor.

Section 1006 Campground

Public Comment

The town Zoning Enforcement Officer had a concern with making sure the ordinance applied to all camp grounds and further recommended that town counsel review all wording before it goes to town meeting.

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Jory wanted to make sure that any new camp sites in town met these requirements. The board had a discussion on whether the new camping ordinance (as presented) was too specific.

John Bergan wanted the board to realize that Campgrounds have 'Sites' not 'Lots' and Jean Bergan wanted to make sure the board realized that the campers do not own the sites the Campgrounds own them. A discussion followed about changing the wording of the ordinance as presented.

Joanna took a straw poll of all board members asking who wanted to wait and present the Camping Ordinance at next year's town meeting and who wanted to move forward and modify the ordinance as presented. Reserve until next year-Lawrence, Paul, Gary. Modify: Joanna, George, Mike and Theresa. The board modified the ordinance as follows:

Section 1006 Campground

(f) ii and iii were deleted and added was: *'RV and Trailer campsite are allowed a total of 640 square feet per site, inclusive of the RV or Trailer and all other structures not to be permanent in nature and have no permanent footings or foundations.'*

(f) v. was deleted and added was: *'Single story camping cabins, as per RSA 216, are allowed a total of 640 square feet per site inclusive of camping cabins and all other structures not permanent in nature and have no permanent footings or foundations.'*

(f) vi. – The words *'single story cabin'* were added.

Section 1006 will be renumbered accordingly.

A motion was made by Theresa, seconded by Mike, to keep the ordinance as presented with the deletion of (f) ii and iii and the addition of *'RV and Trailer campsite are allowed a total of 640 square feet per site, inclusive of the RV or Trailer and all other structures not to be permanent in nature and have no permanent footings or foundations.'* in its place. The deletion of (f) v. and added in its place is *'Single story camping cabins, as per RSA 216, are allowed a total of 640 square feet per site inclusive of camping cabins and all other structures not permanent in nature and have no permanent footings or foundations.'* The words *'single story cabin'* are added to (f) vi. Gary abstained from voting and everyone else agreed. The motion carried.

George will check with town counsel on all wording.

Driveway Regulations

Public Comment

Tom Thompson questioned page 3, Section VII Waivers, B 'Any portion of these regulations may be waived where, in the opinion of the Zoning Enforcement Officer, strict conformity would

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pose an unnecessary hardship to the applicant and such waiver would not be contrary to the spirit and intent of the regulations.'

The board decided to change Section VII Waivers, B. Changes are:

'All other waiver requests must be submitted to the Zoning Enforcement Officer. Any portion of these regulations may be waived where, in the opinion of the Zoning Enforcement officer, with notification to the Planning Board, strict conformity would pose an unnecessary hardship to the applicant and such waiver would not be contrary to the spirit and intent of the regulations.'

A motion was made by Theresa, seconded by George, to present the Driveway Regulations as amended. The change to Section VII Waivers, B is: *'All other waiver requests must be submitted to the Zoning Enforcement Officer. Any portion of these regulations may be waived where, in the opinion of the Zoning Enforcement officer, with notification to the Planning Board, strict conformity would pose an unnecessary hardship to the applicant and such waiver would not be contrary to the spirit and intent of the regulations.'* The rest of the ordinance will remain as presented. All were in favor.

Site Plan Review

Public Comment

Tom Thompson pointed out:

- page 1, Section IV A 2: change 'and' to 'or'
- page 2, Section IV B 1: change 'they' to 'it'

A motion was made by George, seconded by Theresa, to accept Site Plan Review as presented with the changes to page 1, Section IV A 2: change 'and' to 'or' and page 2, Section IV B 1: change 'they' to 'it'. All were in favor.

Subdivision Regulations

A motion was made by Theresa, seconded by Mike, to accept the ordinance as presented. All were in favor.

The next public hearing is scheduled for Thursday, January 21, 2016.

Public Hearing ended at 8:49pm.

A motion was made by George, seconded by Theresa, to adjourn the meeting.
Meeting adjourned at 8:49pm.