

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

**Effingham Planning Board**  
**January 21, 2016**  
**Public Hearing**

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**Members Present:** Mike Cahalane, Theresa Swanick, George Bull, Joanna Bull,

**Members Absent:** Gary Jewell, Paul Potter, Lawrence Edwards

**Others Present:** Bill Piekut (alternate), Rebecca Boyden (ZEO), Jory Augenti, Tom Hart, Knute Ogren, Steve Craig

10 Minutes recorded by Barbara Thompson

Meeting called to order at 6:40pm.

**Minutes**

15 A motion was made by Mike seconded by Theresa to accept the minutes from January 7, 2016 as written. All were in favor.

**Public Hearing**

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**Public Hearing started at 6:45pm.**

**Section 708 Lot Density**

25 Joanna read the revision which was to add back in the sentence “All other requirements of this ordinance shall be met.” Tom Hart, Steve Craig and Knute Ogren all spoke in favor of the changes made to Section 708. Mike moved and George seconded to approve Section 708 Lot Density as amended. The motion carried.

**Section 1006 Campground**

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Rebecca spoke against the proposed changes saying the Planning Board put together the amendment too quickly without enough research, that the ordinance might make sites nonconforming, and that it imposes regulations which are in opposition to customary uses within campgrounds.

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Mike explained the proposed regulations address minimum site sizes, not all site sizes.

George said this article, as well as all the proposed changes were given to the Town Attorney for review. The attorney’s opinion was that this article will help clarify the vagueness in the current zoning regulations and is a good place to start.

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Jory commented the current regulations do not allow any accessory structures on the sites and that all the accessory structures in existence since zoning took effect are in violation. He agreed clarification is needed and this is a good start.

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45 Bill commented the purpose of the zoning ordinance is to promote light, air, health and fire protection. When sites are jammed with accessory structures this leads to a major fire hazard and he feels this will help with fire control.

Rebecca explained she does not take the dimensions of the RVs into consideration when granting  
50 permits for accessory structures, so that her allowances are greater than those in the proposal. She also explained that campground renters have different ideas regarding density.

Jory countered that the RV dimensions must be included in the calculations.

55 Anything on site now would be grandfathered but if there is any expansion or if new campers come into the campground and want something larger than allowed then they can come to the ZBA for a variance.

At this point Joanna appointed Bill as a member in standing on the board.

60 Mike moved and Bill seconded to accept the amendment to Article 10, Section 1006 as written with one Scribner correction. The motion passed.

### **Driveway Regulations**

65 The changes were reviewed with no negative comments arising. Mike moved and George seconded to accept the Driveway Regulations as amended. The motion passed.

Public Hearing was closed at 7:40pm.

70 A suggestion was made to put the adoption date on all the amended documents.

A draft of the warrant articles was passed out. The changes were highlighted in bold and italics. The board decided this was not necessary and they will be taken out. It was also agreed that all  
75 proposed changes should be enclosed in quotes. The articles were approved as follows:

Article 2: (Section 708 Lot Density) Mike moved and Theresa seconded to accept the article with the above mentioned changes. The motion passed.

80 Article 3. (Section 1006 Campgrounds) George moved and Theresa seconded to accept the article with the above mentioned changes, to change 'square feet' in i under campsites to 'sq. ft.' for consistency and correct the spelling of 'campsire' to 'campsite' The motion passed

Article 4. (Section 1102.2 Enforcement and Penalty) Theresa moved and George seconded to  
85 accept the article with the above mentioned changes and to change the word 'shall' to 'may' as reflected in the minutes from the work session on this article. Also for this article Theresa moved and George seconded to delete '(This is a housekeeping item.)' The motion passed.

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90 Article 5. (Section 1502 Historic Districts) George moved and Theresa seconded to accept the article with the above mentioned changes and to change '...which are bounded as follows: (see Appendix A)' to '...which are bounded as in Appendix A.' The motion passed.

95 Article 6. (Section 1502 Historic Districts) Theresa moved and George seconded to accept the article as written and to add '(This is in Appendix A.)' The motion passed.

Article 7. (Section 1502 Historic Districts) Theresa moved and George seconded to accept the article as written and to add '(This is in Appendix A.)'

100 The revised warrant articles will be emailed to Claudia.

George moved and Bill seconded to adjourn the meeting. The motion passed the meeting adjourned at 8:05 pm.