

Approved: _____
Approved with changes: _____
Unapproved: _____

**Effingham Planning Board
Work Session
April 28, 2016**

Members Present: Len Espie, Mike Cahalane, Paul Potter, George Bull, Tom Thompson
(alternate)

Members Absent: Joanna Bull, Gary Jewell, Theresa Swanick

Others Present: Barbara Thompson, Dianne Park

Meeting called to order at 6:40pm.

A motion was made by George, seconded by Mike, appointing Tom a full board member in place of Joanna. All were in favor.

A motion was made by Mike, seconded by Paul; appointing George Chairman for tonight's meeting. All were in favor.

Topics discussed were:

- Buffer Zones
- Cottage Industry
- Home Occupation
- Farm Stand
- Site Plan Review (Minor)
- Subdivision (perk test requirements)
- Zoning Enforcement Officer (ZEO) Checklist
- Campgrounds

Changes:

Zoning Ordinance, Section 1607 A.

Currently Reads: "On pre-existing lots of record; within wetland and buffer zones, where no alternative exists, the construction of one and two family dwellings, accessory structures, but not closer than fifty feet to a wetland or surface water."

Change to: "On pre-existing lots of record; within wetland and buffer zones, where no alternative exists, the construction of one and two family dwellings and accessory structures."

Zoning Ordinance, Section 1608.3 Minor Adjustments A.

Currently Reads: "A minor adjustment is a reduction in buffer width over a portion of a property in exchange for an increase in buffer width elsewhere on the same property such that the average buffer width remains as in section 1604. No minor adjustment can decrease buffer width to 25 feet less than the buffer width in section 1604 (never below a 50 feet buffer width)."

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Change to: “A minor adjustment is a reduction in buffer width over a portion of a property in exchange for an increase in buffer width elsewhere on the same property such that the average buffer width remains as in section 1604.”

Zoning Ordinance, Section 1608.3 Minor Adjustments, B 1

Currently Reads: “The width of the buffer shall be reduced by the minimum amount possible, and never more than 25 feet less than the buffer width in section 1604 (never below 50 feet minimum buffer) at any point; and”

Change to: “The width of the buffer shall be reduced by the minimum amount possible, as referenced in section 1604; and”

Zoning Ordinance, Section 1601 Purpose and Intent, Delete #8

“8. Prevent the loss of the visual and aesthetic qualities of wetlands including their contribution to open space, character, and overall scenic beauty of the landscape.”

Home Occupation and Farm Stand

George will create a form, for each, for the applicant to sign. Each form will list criteria to be met. As long as all the criteria are met the applicant does not need to come before the Planning Board. The ZEO will give these forms to the Planning Board. Cottage Industry needs to be revisited as a separate section in Site Plan Review.

On the agenda for next month is the possibility of changing the title of, Section IV B 1, Site Plan Review.

Currently Reads: “1. Home Occupation/Cottage Industry is exempt from Site Plan Review if they meet all of the following conditions:”

Change to: “1. Home Occupation is exempt from Site Plan Review if they meet all of the following conditions:”

Add: Section IV B 1, of the Site Plan Review, to the Zoning Ordinance, Section 1016 Home Occupation. Section 1016 Home Occupation is currently blank.

George will work on redoing the ZEO Check List.

Perk Test/Subdivisions

On a future agenda is the possibility of adding to the Subdivision Regulations.

Section V, 5.1 C. 2, that reads: “All proposed lots of 5 acres or less require State of New Hampshire Subdivision approval which will require a perk test.”

Campgrounds

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The board discussed adding the word “Footprint’ and adding the definition of “Footprint” to the Campground Ordinance. This will be on a future agenda.

A motion was made by Paul, seconded by Tom, to adjourn the meeting.

Meeting adjourned at 8:35pm.