

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board
June 2, 2016

Members Present: Tom Thompson (alternate), Mike Cahalane, Theresa Swanick, Paul Potter

Members Absent: George Bull, Joanna Bull, Len Espie, Gary Jewell

Others Present: Barbara Thompson, Dianne Park

Minutes recorded by Dianne Park

Meeting called to order at 6:30pm.

Tom Thompson is a full board member, for this meeting, in place of George Bull.

Minutes

A motion was made by Mike, seconded by Paul, to approve the minutes from May 5, 2016 as written. All were in favor.

Correspondence

ZEO Monthly Report

Board members went over the Zoning Enforcement Officer (ZEO) Monthly Report. It was noted that Len Espie asked the ZEO to add map and lot numbers to her report. A discussion followed on the possibility of the Planning Board receiving a heads-up on grandfathered camping site building permits. Mike suggested a reference map of each camp ground showing all sites. This discussion was tabled until all missing members are present.

FYI

- DOT Driveway Permit: Richard Thurston
- DES Shoreland Impact Permit from GMCG
- Town and City Magazine

Paul Potter was appointed signing secretary for this meeting.

Old Business

Review and Approval of Subdivision, Site Plan and Zoning Ordinance Edits

This subject will be on the agenda for July.

New Business

Accessory Dwelling Units (ADU)

Mike and Tom passed out information on ADU's. An ADU is defined as "Independent living unit (sleeping, cooking, eating, and sanitation). Adequate water supply and sewage disposal required. Interior door between primary unit and ADU required."

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The Basics of SB 146 were read and discussed. Mike's sheet entitled 'Accessory Dwelling Units' was read and discussed line by line with rebuttals from the town ZEO being read as they went along. Points discussed:

- Restricting ADU's to one per property whether they are attached, detached or interior dwelling units
- Driveway
- ADU's subdivided
- Attached and interior dwelling units must have a connecting door
- Water & sewage requirements
- Size requirements (minimum/maximum for attached or detached ADU)
- Size requirements for the existing structure
- Manufactured housing, RV or trailer
- Requirements from Article 10, #1013 for two family dwellings should be included for any ADU: additional parking, lighting, snow removal/storage and increased lot requirements
- Increased lot requirements
- Home Occupation
- ADU qualifying as Workforce Housing
- Districts permitted
- Special Exception vs. Special Use Permits

Board concerns were:

- Lot size of detached
- Size-size of interior ADU
- Inspection
- Fire Safety
- Character of Neighborhood-architectural appearance
- Rental Unit Specs-or not allowed
- State permits required
- Workforce Housing criteria

All board members will review the definitions section for future meeting.

A motion was made by Paul, seconded by Tom, to adjourn the meeting.
Meeting adjourned at 8:55pm.

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