

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board

September 1, 2016

Members Present: Tom Thompson (alternate), Theresa Swanick, Mike Cahalane, Gary Jewell, George Bull, Paul Potter

Members Absent: Joanna Bull, Len Espie

Others Present: Barbara Thompson, Dianne Park, Rebecca Boyden

Meeting called to order at 6:30pm.

Minutes

A motion was made by George, seconded by Paul, to approve the minutes from August 18, 2016 as written. All were in favor.

Tom Thompson is a full voting member in place of Len Espie.

Meeting with Lakeview

A meeting has been scheduled for Thursday, September 22, 2016 at 5:30pm at Lakeview Rehab Center. Members attending are: Mike Cahalane, Joanna Bull, George Bull, Paul Potter, Gary Jewell, Tom Thompson, Barbara Thompson. Members not attending: Theresa Swanick, Len Espie, Dianne Park.

Home Occupation Check List

Discussion points:

- Signs
- Barbara's additional 4 items
- Definition of Home Occupation vs. Cottage Industry
- Reason for the check list

Changes made to check list

- Add the sentence to the top of the page 'A Home Occupation may require Site Plan Review.'
- Change the return of form from Planning Board to Zoning Office and add an address

A motion was made by George, seconded by Paul, to accept the Home Occupation Check-List as amended and accept as a final draft. The final draft will be sent to the Zoning Officer. All were in favor and Mike abstained.

The update of the other check lists will be at another time.

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Accessory Dwelling Unit

Updates continued for Article 23.

2301 Purpose

- Delete the word 'detached' in the first paragraph.

2303 Definitions

- change 'Detached Dwelling Unit' to 'Detached Accessory Dwelling Unit'

2304 Procedure

- change #1 to read 'Each Accessory Dwelling Unit requires a building permit and each Accessory Dwelling Unit building permit must be accompanied by a completed Accessory Dwelling Unit Check List. RSA 674:72,11'
- #2 is deleted
- After much discussion it was decided to remove #3 with the possibility of adding it to its own section on rental property.
- #4 is now #2

2305 Requirements

- Second sentence – change 'A new' to 'Any'
- #2-change to read: 'Occupancy: Either the Accessory Dwelling Unit or the Principal Dwelling Unit must be owner occupied. RSA 674:72, VI'
- Change any reference to 'Primary Dwelling Unit' to 'Principal Dwelling Unit'
- #3-change to read: 'Location: When possible, detached Accessory Dwelling Unit should be to the rear or side of the Principal Dwelling Unit.'
- #4-change to read: 'Structure Size: The Gross Floor Area of the Accessory Dwelling Unit may range up to a maximum of 1200 square feet, not including open decks, for the purpose of this article. RSA 674:72, VII'
- #7- remove E with the possibility of adding it to the section on rental property
- Remove 7F
- Remove 13 with the possibility of adding it to the section on rental property

A work session has been scheduled for Monday, September 19, 2016.

A motion was made by Paul, seconded by George, to adjourn the meeting.
Meeting adjourned at 9:10pm.

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