

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board

October 27, 2016

Members Present: Mike Cahalane, Tom Thompson (A), Gary Jewell, Theresa Swanick

Members Absent: Paul Potter, George Bull, Joanna Bull, Henry Spencer

Others Present: Barbara Thompson, Dianne Park, Rebecca Boyden

Meeting called to order at 6:30pm.

Theresa ran the meeting in the absence of Chairman Joanna Bull and Tom Thompson was a full voting member in place of Paul Potter.

Capital Improvement Plan (CIP)

Mike found out that at the Town Meeting in 2002 Warrant Article 39 was passed granting the Planning Board permission to pursue a CIP. He will get more information.

Accessory Dwelling Units (ADU)

Barbara removed the statement limiting the number of people per Mike's request. Discussion points were:

- Limiting number of occupants per bedroom
- Accessory to a single family home
- Duplex homes
- Condo's
- ADU must be smaller than the primary residence
- Septic Regulations/Over and Under 5 acre requirements
- Fire escapes
- Yearly owner occupied certificate
- Homeowner's Assoc. has a legal right to not allow ADU's
- Irrevocable Trust vs. Revocable Trust
- Apartments vs. ADU
- Owner occupied

Changes made were:

Page 1, Under '2304 Requirements', #3, change the sentence from 'One (1) interior/attached dwelling unit and/or one (1) detached dwelling unit allowed in all districts as long as septic, setbacks, water and all other zoning requirements are met.' To: 'One (1) interior/attached dwelling unit or one (1) detached dwelling unit allowed in all districts as long as septic, setbacks, water and all other zoning requirements are met.'

Page 1, Under '2304 Requirements, #7, change from 'Two (2) spaces for each Accessory Dwelling Unit in accordance with standards outlined in Article 10, Sections 1011 and 1013 of the Effingham Zoning Ordinance. Parking shall be located to the rear or sides of the structures RSA 674:72, IV. Where feasible, no parking shall be located between the front lot line and the

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front of the building(s) closest to the street.’ To: ‘Two (2) spaces for each Accessory Dwelling Unit in accordance with standards outlined in Article 10, Sections 1011 and 1013 of the Effingham Zoning Ordinance. Where feasible, parking shall be located to the rear or sides of the structures (RSA 674:72, IV) and not between the front lot line and the front of the building(s) closest to the street.’

Page 2, Under ‘2305 Accessory Dwelling Units as Rentals’, Change the first sentence from: ‘Rental Accessory Dwelling Units are subject to the same requirements as non-rental Accessory Dwelling Units as stated in this Article.’ To: ‘Rental Accessory Dwelling Units are subject to the same requirements as non-rental Accessory Dwelling Units as stated in this Article and must meet all state safety and inspection requirements.’

Page 2, under ‘2305 Accessory Dwelling Units as Rentals’, delete the last sentence.

The final version will be voted on at the start of the next meeting. Draft copies will be sent out to all members, before the November 3, 2016 meeting, so everyone can be prepared for voting.

Other Business

Rebecca explained how Tamworth handles their CIP. A committee is appointed to collect CIP Reports from every department in town. The committee collects data for 5 years then sends it to the Planning Board. This board is gathering information only. Tom suggested reading the NH Municipal Magazine ‘Town & Country’, Article 415.

The board discussed changing their 2017 budget for membership to LRPC. The figure of \$1,246.00 was sent in to the Budget Committee but LRPC suggests the dues be ‘1,489.00. This will be on the agenda for next month.

Rebecca gave the board a heads up about over-sized camping sites and how to not limit structures on larger sites. The board said it would be open to discuss any proposal submitted.

Article 10 Conditions of Approval of Permitted Uses

Mike made a suggestion to delete (b.) from Article 1028 Restaurants. (b) states: ‘Restaurants are to be located only in existing structures.’ A motion was made by Mike, seconded by Gary, to delete (b) from Article 1028 Restaurants and to renumber (c) and make it (b). This will move forward to a warrant article for 2017 town meeting. All were in favor.

A motion was made by Gary, seconded by Tom, to adjourn the meeting.
Meeting adjourned at 8:50pm.