

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

## **Effingham Planning Board November 3, 2016**

**Members Present:** Mike Cahalane, George Bull, Joanna Bull, Henry Spencer, Paul Potter, Tom Thompson (A)

**Members Absent:** Theresa Swanick, Gary Jewell

**Others Present:** Dianne Park, Barbara Thompson, Rebecca Boyden

Meeting called to order at 6:30pm.

Tom Thompson is a full voting member in place of Gary Jewell.

### **Minutes**

There was not a quorum present to approve any of the outstanding minutes for September 19, 2016, October 6, 2016 and October 27, 2016.

### **Roger Lacasse re: Province Shore Campground**

The meeting with Roger Lacasse has been postponed until next month.

### **Correspondence**

#### **Persons of the year nominations slips**

Nomination slips were passed out to all members

#### **FYI Wetlands Permit Applications – Thomas Townsend Tax Map 106 / Lot 23**

#### **FYI Wetlands Permit by Notification – Judith Blanco Tax Map 106 / Lot 2**

The Engineering Firms for both Wetlands Permits will be notified they need to come before the Planning Board. The board will revisit the Wetlands Ordinance for adjustments to minor repairs.

### **Article 23 Accessory Dwelling Units (ADU)**

Points discussed:

- Revocable Trust / Irrevocable Trust
- Duplex / Condo's / Homeowners Assoc. – May not allow ADU's
- ADU's cannot be larger than the main building
- Septic system failure

A motion was made by Mike, seconded by Paul, to accept the draft for Article 23 to be put forth for informational meeting with the public. All were in favor. The informal meeting for ADU's will be December 1, 2016 at the next regular meeting. Agenda as follows:

6:30-6:35 minutes, correspondence

6:35-7:15 informational ADU discussion with the public

7:15 Roger Lacasse

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A notice will be put in the paper advertising the ADU meeting and copies will be on file in the town offices as well as on the website. Barbara will write up something for the town column and send it to Henry advertising the ADU discussion with the Planning Board.

### **2017 Budget**

Joanna will be present on November 22, 2016 to meet with the Budget Committee. She will speak on:

- Adjustment of LRPC dues from \$1246 to \$1489
- Line item for Professional Fees

### **Capital Improvement Plan (CIP)**

Mike met with Bill Piekut and found the original warrant article that gave the Planning Board authorization to establish a CIP. The original wording gave the Planning Board authorization to appoint a committee for this project.

### **Camping Ordinance/Section 1006**

Rebecca Boyden, Effingham Code Enforcement Officer, requested the Planning Board revisit the Camping Ordinance to establish lots larger than 1000 square feet be allowed an incremental increase for buildings up to a cap of 900 square feet. This will be on a future agenda.

### **Other Business**

Outstanding Items:

- ADU Check List
- Changes to Article 35
- Camping Ordinance/Section 1006
- Restaurants/Article 10/Section 1028
- Building Footprint
- Definitions Article 3/Section 302

The next work session will be held on December 15, 2016 at 6:30pm. Agenda items will be Camping Ordinance Section 1006 and Definitions Article 3/Section 302.

Rebecca also asked if the Planning Board would write a letter to the Budget Committee saying her time is valuable at Planning Board Meetings. A motion was made by Joanna, seconded by Henry, to give Joanna permission to write a letter to the Budget Committee saying the Town Code Enforcement Officer is valuable at Planning Board Meetings. All were in favor.

A suggestion was made to add a line to the ADU Check List for 'Property Owners Name'.

A motion was made by Henry, seconded by Paul, to adjourn the meeting.  
Meeting adjourned at 7:50pm.