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## **Effingham Planning Board December 1, 2016**

**Members Present:** Mike Cahalane, Theresa Swanick, Gary Jewell, Tom Thompson (A), Joanna Bull, George Bull, Henry Spencer

**Members Absent:** Paul Potter

**Others Present:** Barbara Thompson, Dianne Park, Eric Jones, Rebecca Boyden, Jory Augenti, Cheryle Fierik, Tom Hart, Roger Lacasse

Meeting called to order at 6:30pm.

Tom Thompson is a full voting member in place of Paul Potter

### **Minutes**

A motion was made by Mike, seconded by Theresa, to approve the minutes from September 19, 2016 as written. All were in favor.

A motion was made by Mike, seconded by Gary, to approve the minutes from October 6, 2016 as written. All were in favor.

A motion was made by Mike, seconded by Theresa, to approve the minutes from October 27, 2016 as written. All were in favor.

A motion was made by Joanna, seconded by Mike, to approve the minutes from November 3, 2016 as written. All were in favor.

Joanna announced that Tom and Barbara will be moving to Maine and Barbara has agreed to stay on until after town meeting. All board members agreed that both will be sorely missed. A replacement for Barbara will be needed as well as a replacement for Tom on the Lakes Region Planning Commission (LRPC).

### **Public Comment: Informational meeting regarding Accessory Dwelling Units (ADU's)**

George clarified that this meeting was not a hearing the board was just getting feedback from the public.

Jory Augenti asked if the 1,200 square feet living space was just living space or structure plus living space. The board said that the 1,200 square feet was living space only. They decided to clarify this point. Jory also said this was a good ordinance, very straight forward and easy to understand.

Eric Jones commented on the Historic District permission for ADU's in the Historic Districts stating he would like to see 9C as a stand-alone statement. The board decided to add:

'13. Historic District Commission: Accessory Dwelling Units being built in the Historic Districts must conform with Historic District Regulations.'

Section 9.14 will change from: 'All other requirements of this ordinance shall be met.'

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To: 'All other requirements of the Town of Effingham Zoning Ordinances shall be met.'

A motion was made by Joanna, seconded by Theresa, to amend Article 23 to add under Section 2304.6 'The actual structure maybe within or attached to a larger structure.' Section 2304.9 will be amended as follows:

9C will be deleted  
9D will be changed to 9C

A new 2304.9.13 will be 'Historic District Commission: Accessory Dwelling Units being built in the Historic Districts must conform with Historic District Regulations.'

A new 2304.9.14 will be changed from 'All other requirements of this ordinance shall be met.' to: 'All other requirements of the Town of Effingham Zoning Ordinances shall be met.'

All were in favor.

#### **Province Shore Campground – Roger Lacasse**

Roger Lacasse was before the board to discuss the need for a possible site plan review. After much discussion the background information was presented as follows:

- The Province Shore Campground has grandfathered campsites. The Zoning Board of Adjustment (ZBA) agreed to keep these sites grandfathered and gave Mr. Lacasse instructions on what they required for changes and a stipulation the Campground come before the Planning Board to see if a site plan review was necessary. The Zoning Enforcement Officer verified these changes.

Mr. Lacasse stated he was looking for a compromise on whether the existing porch's/decks could stay in use until the property was sold and at that point take them down. The ZBA denied this suggestion and Mr. Lacasse appealed the denial and that was also denied.

The Planning Board had a show of hand vote on whether a Site Plan Review was necessary. Mike abstained from voting and everyone else agreed that a Site Plan Review was not necessary.

A future agenda item will be changes to the Campground Ordinance in the Province Lake District.

Joanna left the meeting at 7:45pm and Theresa ran the meeting from there.

#### **Other Business**

Mike presented a definition of Footprint.

'Footprint – The area of a lot covered by buildings or structures, to be measured by the exterior dimensions of the structure(s), e.g.: concrete slabs (or similar material), chimney's, steps, decks (attached or detached), carpets, balconies, roofs or overhangs. In the absence of exterior walls, it shall be the area under the horizontal projection of the structure.' A discussion followed on

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where ordinance changes should be made because of the footprint definition. Mike will send out his thoughts on Campgrounds and also add Rebecca's suggestions into the Campground Ordinance Section 1006. He also had suggestions for other changes and he will send out all his suggestions in written form for the board to discuss, change or approve for the next work session.

The next work session is scheduled for Thursday, December 15, 2016 and on the agenda is:

- ADU Check List
- Approve ADU Ordinance
- Definitions
- CIP
- Right of Way Regulations

Barbara will forward draft warrant articles to everyone for their review.

A motion was made by Tom, seconded by Gary, to adjourn the meeting.  
Meeting adjourned at 8:35pm.

Rebecca wanted to clarify the fact that in the Carroll County Independent the statement of 2-family dwelling units was misrepresented and not correct.