

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

## **Effingham Planning Board** **January 5, 2017**

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

**Members Absent:** None

**Others Present:** Barbara Thompson, Dianne Park, Rebecca Boyden, Christopher Albert-Senior Project Manager for Jones & Beach Engineers, Inc., Jory Augenti

Meeting called to order at 6:30pm.

### **Minutes**

A motion was made by George, seconded by Henry, to approve the minutes from December 1, 2016 as written. All were in favor.

A motion was made by Mike, seconded by Theresa, to approve the minutes from December 15, 2016 as written. All were in favor.

### **168 Remick Rd. Project**

Christopher Albert-Senior Project Manager for Jones & Beach Engineers, Inc. was present to explain this project. The Planning Board reached out to Chris concerning the possibility of needing a Special Use Permit. Chris explained the project at 168 Remick Rd., on Province Lake. A retaining wall is collapsing into the lake. The Effingham Conservation Commission signed off on the project and Chris did not realize that a Special Use Permit was possibly necessary. After discussion it was decided that per the Effingham Zoning Ordinance, Section 1605 Permitted Uses in Wetlands and Wetland Buffers, a Special Use Permit was not needed. Chris further explained 2 more projects.

Tax Map 109 Lot 4 - A timber retaining wall is collapsing and causing high phosphorus pollution into the lake. The high phosphorus count is due to the lawn being washed out into the lake. After discussion it was decided that per the Effingham Zoning Ordinance, Section 1605 Permitted Uses in Wetlands and Wetland Buffers, a Special Use Permit was not needed.

Tax Map 109 Lot 3 – Soil erosion washout during heavy rains. A retention pond was installed to correct the situation. After discussion it was decided that per the Effingham Zoning Ordinance, Section 1605 Permitted Uses in Wetlands and Wetland Buffers, a Special Use Permit was not needed.

### **Miscellaneous Correspondence**

Tax Map 106 Lot 2 – FYI from the State of New Hampshire notifying the applicant that the project could not be done using a Permit by Notification (PBN). Joanna will reach out to the applicant and asking for an explanation of the project.

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Building Permit Copies were reviewed by board members.

### **Old Business**

#### **Finalize Warrant Articles**

Barbara passed out written copies of all warrant articles. The board amended these as follows:

Article 2 was amended to read: ‘Are you in favor of the adoption of Amendment 2017-1 as proposed by the Planning Board for the Town Zoning Ordinance as follows: To include Article 23 Accessory Dwelling Unit, which complies with RSA 674:71-73 mandated by the state that all towns shall allow Accessory Dwelling Units?’

Article 3 – under ‘Accessory Dwelling Unit’, change ‘attached/interior’ to ‘Attached/Interior’

Article 4 Amendment 2017-4 change to Article 4 Amendment 2017-3 and change ‘Attached/interior’ to ‘Attached/Interior’.

Article 5 Amendment 2017-5 change to Article 5 Amendment 2017-4 and change ‘Attached/interior’ to Attached/Interior’.

A motion was made by George, seconded by Mike, to adopt all articles, as amended, to be put forward to a town. All were in favor.

After further discussion articles were changed as follows: Article 4 and Article 5 were combined to read: ‘Are you in favor of the adoption of Amendment 2017-3 as proposed by the Planning Board for the Town Zoning Ordinance as follows: Revise Article 10 and Table 1 to include Accessory Dwelling Units, and Attached/Interior and Detached: and renumber the subsequent conditions of permitted uses?’

Article 6 Amendment 2017-5 was changed to Article 5 Amendment 2017-4.

Article 7 Amendment 2017-6 was changed to Article 6 Amendment 2017-5.

A motion was made by George, seconded by Henry, to adopt all articles, as amended, to be put forward to a town vote. All were in favor.

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

#### **Set Hearing Dates**

The first public hearing will be held on January 18, 2017 at 6:30pm. The second public hearing, should one be needed, will be held on February 2, 2017 which is the next scheduled regular Planning Board meeting. A work session, if needed, will be decided after the January 18, 2017 meeting.

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**Accessory Dwelling Unit (ADU) Check List**

Barbara passed out a draft copy with track changes and a regular draft copy of the ADU Check List. It was amended as follows: ‘Number of residents’ was removed. A motion was made by Henry, seconded by Paul, to accept the ADU Check List as amended. All were in favor.

Henry left the meeting at 8:25pm.

**Capital Improvement Plan Committee – Mike**

Mike had a list of people that agreed to serve on this committee. He will re-check with each resident and ask them if they are still willing to be on the committee. He will also put together a list of dates for an initial meeting between the CIP Committee and the Planning Board. Theresa will put together process directions.

**Campground Ordinance**

The board discussed the best forum to discuss the Campground Ordinance and decided to put this on the agenda for February.

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