

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board **January 18, 2017**

Members Present: Mike Cahalane, Tom Thompson (A), Theresa Swanick, Paul Potter

Members Absent: Joanna Bull, George Bull, Henry Spencer, Gary Jewell

Others Present: Cheryle Feirick, Dianne Park, Barbara Thompson, Sheila Jones, Eric Jones, Elaine Cahalane, Rebecca Boyden

Meeting called to order at 6:39pm.

In the absence of chairman, Joanna Bull, Theresa Swanick, Vice-Chairman, ran the meeting. Tom Thompson is a full voting member in place of George Bull.

Public Hearing

Warrant Articles presentation for the public

Theresa read each of the six warrant articles.

Article 2: To include Article 23 Accessory Dwelling Units.

Elaine Cahalane asked about there being 2 units but only 1 driveway cut. Rebecca pointed out that as the Town Zoning Enforcement Officer (ZEO) she has the ability to grant a second driveway cut at her discretion or by variance. Eric Jones pointed out that the article does not say the ZEO has this power. After discussion changes to Article 23 Accessory Dwelling Units are:

2303 Definitions:

Change: ‘Accessory Dwelling Unit.’ to ‘Accessory Dwelling Unit, Attached/Interior.’

Change: ‘Detached Accessory Dwelling Unit.’ to ‘Accessory Dwelling Unit, Detached.’

2304 Requirements

Change: ‘3. ‘interior/attached dwelling unit or one (1) detached dwelling unit’ to ‘interior/attached accessory dwelling unit or one (1) detached accessory dwelling unit’

Change 9C to 9D and add 9C ‘A separate exterior door may be required based on state life safety regulations or insurance requirements.’

Change 10 to read: ‘Driveways: Only one driveway or curb cut is allowed per lot of record, as governed by the Town of Effingham Driveway Regulations.’

Article 3: To add the definitions for Accessory Dwelling Unit, Attached/Interior, Accessory Dwelling Unit, Detached and Footprint to Section 302 Definitions.

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Article 4: To revise Article 10, Conditions of Approval of Permitted Uses, and Table 1 to include Accessory Dwelling Units, Attached/Interior and Accessory Dwelling Units, Detached, and renumber the subsequent conditions of permitted uses.

Article 5: Amend Article 10, Conditions of Approval of Permitted Uses, Section 1016 Home Occupations to add:

- (a) Lot is primarily residential
- (b) Structure must be kept primarily residential
- (c) No employees other than persons living in the home
- (d) Restricted public access
- (e) No noxious use as defined in Section 902 of the Zoning Ordinance
- (f) Does not involve construction of new structure or expansion of existing structure
- (g) Is not dangerous or hazardous to public safety
- (h) Has received special Exception, if located in the Province Lake District

Article 6: To remove the requirement from Article 10 Section 1028 Restaurants, that a restaurant must be located in an existing building.

Theresa gave a big thank-you to those involved with getting background information on Article 23 Accessory Dwelling Units.

A motion was made by Mike, seconded by Paul, to accept all proposed changes to all warrant articles to the 2017 Town Meeting. All were in favor.

Public Hearing closed at 7:53pm.

A second hearing will be held on February 2, 2017 at the regular Planning Board Meeting.

Minutes

A motion was made by Paul, seconded by Tom, to approve the minutes from January 5, 2017 as written. All were in favor.

LRPC Mapping Effingham's Transportation Destinations

LRPC is asking if there are any additions to the map being presented. The Planning Board does not have a copy of the map being presented. Tom will be in touch with LRPC.

Capital Improvement Plan (CIP)

Mike is still putting together a list of volunteers.

A thank-you went out to Tom Thompson for his hard work on the Planning Board.

A motion was made by Paul, seconded by Tom, to adjourn the meeting.
Meeting adjourned at 8:05pm.