

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board **October 5, 2017**

Members Present: Theresa Swanick, Elaine Chick (A), Mike Cahalane, Henry Spencer, Gary Jewell, Paul Potter, George Bull

Members Absent: Joanna Bull

Others Present: Dianne Park, Cheryle Feirick, Rebecca Boyden-Zoning Enforcement Officer, Randy Burbank-Effingham Fire Chief

Meeting called to order at 6:30pm
Elaine is a full voting member in place of Joanna Bull.

Minutes

A motion was made by Mike, seconded by Henry, to approve the minutes from September 7, 2017 as amended. All were in favor.

Page 1, Under 'Public Comment', second sentence, change from: 'Scott has his made the garage into his own business SKL Mechanics and would like to add a 24' addition off the back keeping the same roof line.' To: 'Scott has made the garage into his own business SKL Mechanics and would like to add a 24' addition off the back keeping the same roof line.'

A motion was made by Mike, seconded by Henry, to approve the minutes from September 26, 2017 as written. All were in favor.

Public Hearing started at 6:35pm.

Minor Site Plan Review

Karen and Scott Anthony of Highwatch Rd., SKL Mechanics, were present for a minor site plan review to extend the garage 24' off the rear for his welding and fabrication car shop. Scott works for himself and has no employees. He does restoration of automobiles not auto repair.

Abutters with questions – None

Board questions – Mike told Theresa there was no written correspondence from any abutter and all return receipts were delivered.

Henry asked the board several questions:

- Was there a problem with this function in this zoning district – No
- Was there a problem with the size of the expansion – No
- Was the building used solely for your business – Yes
- No outside site review is required because 90% of the work is indoors – correct

Gary asked if a cottage industry could hire up to 5 employees – yes but he has no plans to hire any employees.

Public Hearing ended at 6:50pm.

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A motion was made by Henry, seconded by Mike, to approve the Minor Site Plan Review for SKL Mechanics. All were in favor.

A copy of the decision will be sent to the Zoning Enforcement Officer (ZEO). The ZEO asked the board when would she comment in a hearing and was told she could comment during the 'Public Comment' portion.

Correspondence

- ZEO Monthly Report
- Planning Board Conference Information
- cc'd along with Freedom on a Berry Bay Dredge & Fill Application

Mike went to a workshop on Dirt Roads and gave the board a summary. Henry asked him to come to the next Board of Selectmen Meeting and give them a more detailed description of the workshop.

Zoning Ordinance Changes

Notification List

Elaine passed out a draft copy of the Town of Effingham, Notification List. Changes made were:

- Capitalize 'Lot'
- Add a statement about using another sheet for additional abutters
- Add a revision date
- Add 'If Required' after 'Surveyor/Engineer Name:'

Elaine will send out a revised copy to all members.

Section 1013 Dwelling, Multi-Family

The town definition of Multi-Family says '3 or more dwelling units' but the ordinance says 'a maximum of 4 dwelling units'. There was a discussion on:

- Apartment Buildings
- Changes Section 1013, making the definition of Multi-Family match the ordinance

A motion was made by Henry, seconded by George, to have Section 1013 match the definition to read 'There shall be 3 or more dwelling units in any multi-family dwelling.' All were in favor.

Changes to Section 1013 Dwelling, Multi-Family were:

- (d) becomes (a) and reads: 'There shall be 3 or more dwelling units in any multi-family dwelling.'
- (e) becomes (b)
- (a) becomes (c)
- (b) becomes (d)
- (c) becomes (e)

Section 1015 Dwelling, Two-Family

Michael read a definition of a duplex. Discussion followed on:

- Definition of duplex

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- Difference between Accessory Dwelling Unit (ADU), Duplex and Two-Family

Changes to Section 1015 Dwelling, Two-Family

- (a) is the definition; which reads: 'A building which contains two independent dwelling units, with separate entrances, separated entirely by a common wall (horizontal or vertical).
- delete (b)
- (d) becomes (b)
- (a) becomes (c)
- (b) becomes (d)

Article 23 Accessory Dwelling Units

Changes were:

- 13. becomes 14.
- 14. becomes 15.
- 13. was changed to read: 'Condominium conveyance of the accessory dwelling unit is prohibited. Neither the principal dwelling nor the accessory dwelling unit may be transferred to condominium ownership. (RSA 674:72) (RSA 356-B:5)'

Henry left at 8:30pm.

Article 8 Manufactured Housing

Changes were:

- 801 Intent now reads 'In order to allow for a broad range of housing types within the Town, manufactured housing for single-family dwelling units is allowed as a permitted use on individual lots in the rural/Agricultural District.'
- Insert: '802 Lot Requirements Manufactured Housing must be situated on a permanent foundation, a and shall comply with lot size, frontage requirements and other controls that conventional single family housing in the same district must meet.'
- Insert : '803 Installation & Inspection Requirements 1. All Manufactured Housing must be installed by a New Hampshire state certified installer. 2. Once installed all Manufactured Housing must pass inspection by a state certified inspector. (RSA 205-d)'
- Insert '804 Safety Standards Manufactured Housing will only be permitted that is in compliance with the US Department of Housing & Urban Development (HUD) Manufactured Housing Construction and Safety Standards (RSA 24 C.F.R. 3280)

A work session is scheduled for Thursday, October 26, 2017 at 6:30pm. Gina will send out a reminder.

A motion was made by Mike, seconded by George, to adjourn the meeting.
Meeting adjourned at 9:15pm.