

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board
Work Session
August 9, 2017

Members Present: Mike Cahalane, Theresa Swanick, Elaine Chick (A), John Misner, Selectmen's Representative in place of Henry Spencer, Paul Potter, George Bull

Members Absent: Joanna Bull

Others Present: Dianne Park, Cheryl Feirick, Gina Detorio, Matt Serge, Town Attorney

Meeting called to order at 6:30pm.

Elaine Chick is a full voting member in place of Joanna Bull.

Theresa introduced the board members as well as the board secretaries to Matt. Everyone read the email handout from Matt dated August 31, 2015 Subject: Province Shores campground applications.

Matt started the meeting with an introduction as to the Planning Board's role in building permits. Matt further explained the appeal process as it relates to the Planning Board. Discussion continued on building permit for tax map 401 lot 11 area 1 site 11. Mike explained his issue stating he wants to move forward from the Zoning Enforcement Officer making decisions that the Planning Board does not agree with. Matt explained that Effingham residents should be urged to file written complaints through the Board of Selectmen. Any Planning Board member can have a one on one conversation with the Zoning Enforcement Officer. George thought the confusion was on how the Camping Ordinance is interpreted and enforced. Discussion followed on:

- Is a Campground an allowed use?
- Is a Campsite a residential use?
- Campground Section 1008 of the Zoning Ordinance
- Definition of use and structure
- Was the structure or campsite in existence before zoning was implemented in Effingham?
- Difference between building lot and campsite (there is unintended consequences to each)
- Definition of expansion
- Definition of alteration
- Non-Conforming use
- Does section 706 Expansion of a Non-Conforming Structure apply to campsites?
- Put all campground and campsite rules in Section 1008 Campground
- Special Exceptions
- Maximum structure size on a site
- Special Exception criteria
- Conditions for approval
- Variance

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- Zoning Enforcement time frame

It was decided that the Planning Board would make changes to the Zoning Ordinance in reference to the Camping Ordinance and Matt would do more research on the subject. Matt and the Planning Board would work on Zoning Ordinance changes for the next election.

Theresa asked if there were any other Planning Board questions for Matt. Paul asked about an Accessory Dwelling Unit over a garage that had no insulation board between the floor and garage thereby fumes from the garage could seep into the apartment. Who is the enforcement of this? Matt said Paul should go to the State Officials.

Mike asked about Section 608 Province Lake District Performance Standards in relation to a shoreland protection permit. The town has jurisdiction over 50' and the state has jurisdiction over 250'. How does this work? Matt explained that both apply. The Shoreland Protection Permit is between the applicant and the state. The applicant must get the state permit then apply for the town permit. The applicant must meet the conditions of the state regulations as well as the conditions in the town regulations.

The next work session is scheduled for August 17, 2017.

A motion was made by Paul, seconded by Elaine, to adjourn the work session.
Work Session ended at 8:45pm.