

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board **November 2, 2017**

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

Members Absent: Joanna Bull

Others Present: Dianne Park, Rebecca Boyden

Meeting called to order at 6:30pm.

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

Minutes

A motion was made by George, seconded by Mike, to approve the minutes from October 5, 2017, as amended. All were in favor.

Page 1, Under ‘Minutes’, change ‘A motion was made by Mike, seconded by Henry, to approve the minutes from September 26, 2017 as written.’ to: ‘A motion was made by Mike, seconded by Henry, to approve the minutes from September 21, 2017 as written.’

Page 1, second paragraph under ‘Public Hearing’, change the second sentence from: ‘Mike told Theresa there was no written correspondence from any abutter and all return receipts were delivered.’ To: ‘Theresa said there was no written correspondence from any abutter and all return receipts were delivered.’

Page 1, third paragraph under ‘Public Hearing’, change the first bullet from: ‘Was there a problem with this function in this zoning district – No’, to: ‘Was there a problem with this function in this zoning district – No’

Page 2, under ‘Correspondence’, change the third bullet from: ‘cc’d along with Freedom on a Berry Bay Dredge and Fill Application’ to: ‘cc’d along with Freedom on a Berry Bay Dam Dredge and Fill Application’

Page 3, under ‘Article 8 Manufactured Housing’, change the first paragraph from: ‘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.’ To: ‘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.’

A motion was made by Mike, seconded by Paul, to approve the minutes from October 26, 2017 as amended. All were in favor.

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Page 1, under 'Others Present', change 'Rebecca Boyton' to 'Rebecca Boyden'

Correspondence

A letter was received from Jones & Beach Engineers, Inc. concerning the project on 168 Remick Rd., stating that NHDES had them refile the project. The correspondence file was viewed by all members.

Ordinance Changes

Section 1013 Dwelling, Multi-Family

Change (e) to read: 'Adequate lighting shall be provided and shall be shielded as not to be a distraction to abutters.'

Section 1015 Dwelling, Two-Family

Add: '(d) Adequate space shall be provided for the removal/storage of snow.'

Article 8 Manufactured Housing, Section 802 – Lot Requirements

Add: '802.1 A building permit is required before a manufactured housing unit can be placed on a lot.'

Add: '802.2 Manufactured housing must be situated on a permanent foundation and shall comply with lot size, frontage requirements and other controls that conventional single family housing in the same district must meet.'

Section 803 Installation & Inspection Requirements

Format 1 & 2 the same as Section 802

Add '(RSA-205-D) to the end of 803.1

The board will check with the town attorney about a allowing a home built date for manufactured housing.

Old Business Items

The confirmation of changes to Adoption Dates of Articles and Open Space subdivision will be on the next agenda.

Checklist & Forms

Lot Line Adjustment

Lot Line Adjustment Checklist

Add: '8. Any request for waivers should be included with the application.'

Delete: 'Abutter Notification Fee: \$10.00 per Abutter/her Hearing'

Lot Line Adjustment Application

Delete: 'Public Hearing with Notice is required.'

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The revision date for both the checklist and application will be changed to 11/02/17. Elaine will make further changes and send to the board for review.

Notification List

Three choices were presented to board members, under ‘Tax Map # / Lot #’, one had boxes, one had dashes and one had slashes. The board decided to use the draft that had boxes. The revision date will be changed to 11/2/17.

Voluntary Merger

This will be on the next agenda.

New Business Items

Zoning Ordinance Changes

Section 302 Definitions

Page 5, start Article 4 on a new page.

Section 40 Establishing Districts

Change ‘Section 40’ to ‘Section 401’

Section 401, ‘Purpose’, change the first sentence from: ‘The purpose of this district is to reflect the historical development pattern of lakeshore property located within 300 feet of the natural mean high water level of Province Lake and preservation of the quality of the water in province lake.’ To: ‘The purpose of this district is to reflect the historical development pattern of lakeshore property located within 300 feet of the natural mean high water elevation of Province Lake and preservation of the quality of the water in province lake.’

Page 4, change the definition title from ‘Mean High Water Level’ to: ‘Mean High Water Elevation’

Section 402 Lot requirements

Move the chart so that it fits on the same page.

Move ‘Water Frontage All lots having access to water shall have a minimum of one hundred and fifty (150) feet of frontage.’ to the bottom of the chart and change it to read: ‘No lot having frontage on public water shall be created with less than one hundred and fifty (150) feet of shoreland.’

Add the state definition of ‘Public Water’ to Section 302.

Change Section 402.1 to Section 607 and move to the correct location in the ordinance.

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Section 608 Province Lake District Performance Standards

Change the title of Section 608 from 'Province Lake District Performance Standards' to 'Shoreland Water Quality Protection'

First paragraph, change 'The Comprehensive Shore land Protection Act' to 'The Shoreland Water Quality Protection Act'

Change the first paragraph to read: 'The Shoreland Water Quality Protection Act, RSA 483-B, shall apply to all shore land property. Permits required pursuant to this act must be obtained from the New Hampshire Department of Environmental Services. Any excavation, dredging, filling, new construction, remodeling or expansion of an existing structure within the two hundred fifty foot (250') jurisdiction of the New Hampshire Department of Environmental Services as outlined in RSA 483-B will require proof of N.H.D.E.S. permitted approval before any building permit from the Town of Effingham can be issued.'

Section 706 Expansion of a Non-Conforming Structure

Insert a new second paragraph which reads: 'No provisions in this section shall apply to structures on campsites, nor may a campsite structure expand beyond the dimensional restrictions in Section 1008.'

Section 1008 Campground

Add under (f): 'vi No campsite may be used as a principal residence.'

Add to the end of ii and iv a sentence which reads: 'A building permit is required for any campsite structure.'

Under (f) iii, change the word 'campsire' to 'campsite'

Rebecca will resend her changes to Section 1008 and this will be on the next agenda.

The next work session will be November 16, 2017 at 6:30pm.

A motion was made by Paul, seconded by George, to adjourn the meeting.
Meeting adjourned at 9:00pm.