

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board

July 11, 2019

Members Present: Theresa Swanick, Elaine Chick, George Bull, Paul Potter, Grace Fuller.

Members Absent: Gary Jewell, Mike Cahalane

Others Present: Nate Fogg, Rebecca Boyden, Ian McMillan Effingham Police Officer

Meeting called to order at 6:31pm.

Minutes

The board reviewed the minutes from June 6th 2019. One edit was made to note that Alan Prentice notated on one plan copy that approves of the new plan as drafted.

A motion was made by Elaine Chick, seconded by Grace Fuller, to approve the minutes from June 6, 2019 as amended. All were in favor.

ZEO Mapping Report

A discrepancy has been found on the town maps. CAI Technologies (formerly Cartographics) added the zoning districts to the tax maps in 2012. Rebecca Boyden and other noticed that the Lord's Hill Village District and Lord's Hill Historic District were not mapped correctly. It appeared that the two districts were swapped. The Historic District is a subset of the Village district and yet it was shown the other way around.

Discussion ensued about certain property owners that 'opted out' of the Historic District. This was allowed; however it was unclear as to whether or not property owners could 'opt out' of the Village District, which would be rather unusual.

The basic areas of the two districts will be swapped. The Lord's Hill Historic District was created in 1987. Rebecca will check assessing records to verify the parcels listed as located in the Historic District.

The ZEO permits, etc. were passed around during the meeting.

Old Business

Joyce Upsom attended the previous meeting regarding having a Home Occupation at her residence. She has dropped of an application. The PB approved the Home Occupation by consensus feeling that she met all of the criteria. Nate Fogg will write a Notice of Decision (NOD) and send it to Theresa S to sign.

There was a discussion as to whether the application could be signed rather than writing a separate NOD. It was suggested that the application could be stamped with an "Approved" stamp. Nate will check for an existing stamp in the PB files to see if one exists. This will be discussed for future applications. Upsom will receive a NOD for this application.

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2020 Zoning Amendments

Sections of the Zoning Ordinance to be looked at for changes this coming year are: Section 605 (unregistered vehicles) is still a problem in town. Slapping a plate on an old vehicle should not be a way around the intent of the article. Section 702 (change of expansion of non-conforming use) Section A is clear, but it is unclear who can approve section B. Can the ZEO approve that type of expansion? Section 1023 (non-conforming structures) This section does not fit well in this section of the zoning ordinance. Section 1604 (buffers) The title of the Shoreland Water Quality Protection Act needs to be updated.

Capital Improvement Plan Update

Grace Fuller gave an update to the Capital Improvement Plan. Elaine has updated the forms to be used. Moving ahead with the data that we have, including the Fire Department and Police Department. The Board of Selectmen (BoS) should have the transfer station numbers together for this CIP. Roads, Bridges, and Town owned buildings may have to get added next year since good expense data is proving hard to pull together. The CIP will not include all areas but will be complete for the areas being focused upon.

The BoS have posted a meeting for July 22nd when two selectmen will drive the town owned roads to evaluate their condition. George Bull would like to review the findings of the BoS. Nate will check with Mike C and Chuck F about their road meeting and see how others could participate or meet with them after their ride. Nate will report back to the PB.

Paul Potter is concerned that the former Dow gravel pit is looking to gain access through Effingham roads and we need to finish the CIP so that we can formulate an impact fee for the use. The PB will look into how impact fees are created from the CIP.

The next CIP meeting is July 18th 2019.

A motion was made by Elaine Chick, seconded by Grace Fuller, to adjourn the meeting. Meeting adjourned at 7:32pm.