

Approved: \_\_\_\_\_  
Approved with changes: \_\_\_\_\_  
Unapproved: \_\_\_\_\_

**Effingham Planning Board  
Meeting Minutes  
August 1, 2019**

**Members Present:** Theresa Swanick, Paul Potter, Grace Fuller, Gary Jewell.

**Members Absent:** Mike Cahalane, George Bull, Elaine Chick

**Others Present:** Nate Fogg, Rebecca Boyden, Ian McMillan Effingham Police Officer, Mark Hempton.

Meeting called to order at 7:00pm.

**Minutes**

The board tabled the minutes from July 11<sup>th</sup> for lack of a quorum from the previous meeting.

**New Business**

Mark Hempton wishes to become an alternate to the PB. He likes to be involved in town business and has been appointed as Effingham's representative to the Lakes Region Planning Commission.

**Paul Potter made a motion to appoint Mark Hempton as an alternate to the planning board. Gary Jewell seconded the motion. The vote was unanimous in favor of the appointment.**

**ZEO (Zoning Enforcement Officer) Business**

The ZEO, Rebecca Boyden brought forward a Home Business Application for David Garceau to operate a Home Inspector office out of his residence at 9 Winter Road. After the ZEO presented the application the PB reviewed the application and found that the business met all of the criteria. After discussion regarding the request for 2 signs the PB determined that one sign is all that could be permitted.

**Paul Potter made a motion to approve the Home Occupation Application with the condition that only one, 2' by 3' business sign could be allowed. Grace Fuller seconded the motion. The vote was unanimous in favor of the application.**

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

**Old Business**

The PB reviewed how Notice's of Decisions (NODs) should be distributed. Nate Fogg will check to see if the Assessing Department would like copies of all NODs. The PB will discuss the most efficient way to distribute the NODs at the next meeting.

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### **2020 Zoning Amendments**

Nate Fogg will send out a reminder to be prepared to discuss sections of the Zoning Ordinance to be revised 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. The reminder will be sent out with the minutes from the August 1<sup>st</sup> meeting.

### **Other Business**

Nate Fogg will inform the Town Clerk's office about Mark Hempton's appointment as an alternate. Mark will stop by to be sworn in before participating in a meeting.

The next PB meeting will be September 5<sup>th</sup> at 6:30pm.

The next CIP meeting is August 15<sup>th</sup> 2019 at 6:30pm.

**A motion was made by Grace Fuller to adjourn the meeting. The motion was seconded by Paul Potter. The vote was unanimous in favor of adjourning and the meeting adjourned at 7:18pm.**