

Approved: _____ Approved with changes: 12/02/21

**Effingham Planning Board
Meeting Minutes
November 18, 2021**

Members Present: Theresa Swanick (chair), Grace Fuller, Elaine Chick, Paul Potter, Dave Garceau (alternate seated for George Bull)

Members Absent: George Bull, Gary Jewell, Lenny Espie

Others Present: Rebecca Boyden

Meeting called to order at 6:38 pm. Quorum present.

OLD BUSINESS – Review Zoning Amendment draft from 10/21/21 subcommittee mtg.

Discussed the following edits to the point of consensus:

3– Add NEW section on Septic Systems (From Rebecca) Approved 11/18/21

Section 609 Subsurface Wastewater Disposal Systems [Adopted 2022]

- A. Structures requiring a Building Permit must meet the requirements of the Effingham Health Ordinance.
- B. All new and replacement subsurface wastewater disposal system construction shall be inspected by the Department of Environmental Services and receive a DES Certificate of Operation.

MOTION – Elaine moved to approve 609 to be proposed for adoption. Grace seconded. All voted aye.

5 - Amend Section 1011 of Article 10 CONDITIONS FOR APPROVAL OF PERMITTED USES Approved 11/18/21

Section 1011 Contractors Storage Yard

- A. The storage yard conducted and carried on by the owner or lessee of the property shall be incidental to a ~~construction/building contracting~~ the business carried on by the owner or lessee.
- B. Lot size requirement: 2-acre minimum
- C. Setback requirements: 50ft Front, Side and Rear setback.
- D. One small ~~externally~~ non-illuminated sign is permitted, not larger than six square feet.
- E. Solid fencing (minimum of 6 feet in height) and ~~or~~ vegetative buffer (exterior to the fence) shall be required to minimize impact on the abutting properties.
- F. There is to be provided adequate off-street parking for all employees and customers and for delivering and shipping goods other than by customary home delivery services. There shall be no parking within setbacks.
- G. Noise and light pollution shall be kept to a minimum and lights shall be shielded so as not to be a distraction to abutters.
- H. Stormwater management: No water shall be permitted to run across streets nor shall water be diverted onto abutting properties.
- I. Compliance with the Groundwater Protection Article 22 is required.

Consensus to create a definition for **Vegetative Buffer** for next time.

MOTION – Elaine motioned to approve. Grace seconded. All voted aye.

7 - Amend Section 1035 of Article 10 CONDITIONS FOR APPROVAL OF PERMITTED USES Approved 11/18/21

Section 1035 Warehouse/ Storage Facility Site

- A. Lot size requirement: 2-acre minimum
- B. Setback requirements: ~~at least 100~~ 50 feet from the street and 50 feet from side and rear lot lines.
- C. One externally illuminated sign is permitted at a size no larger than 12 square feet.
- D. There is to be provided adequate off -street parking for all employees and customers and for delivering and shipping goods other than by customary home delivery services. There shall be no parking within setbacks.
- E. Noise and light pollution shall be kept to a minimum and lights shall be shielded so as not be a distraction to abutters.
- F. Solid fencing (minimum of 6 feet in height) and ~~or~~ vegetative buffer (exterior to the fence) shall be required to minimize impact on the abutting properties.
- G. Stormwater management: No water shall be permitted to run across streets nor shall water be diverted onto abutting properties.
- H. Compliance with the Groundwater Protection Article 22 is required.

Amend definition – Warehouse and Storage Site: A nonresidential building or site for storage purposes only. Containing no ~~office~~; assembly, repair, or other incidental facilities.

Consensus to amend definition of **School** for next time. (Elaine found one for board to review)

Handout from Rebecca: **Section 1402 150 Seasonal Use Permit** [Amended 2013, 2015, 2020, 2022]

Short preliminary discussion prior to full discussion next time.

Motion to adjourn by: Grace Fuller Seconded by: Elaine Chick Motion Passed.

Adjourned at 8:30pm