

Approved: _____
Approved with changes: _____
Unapproved: _____

**Effingham Planning Board
January 5, 2012**

5 **Members Present:** Jory Augenti, Bill Piekut, Susan Slack, Paul Potter, Joanna Bull, George Bull, Mike Cahalane (alternate)
Members Absent: Chris Kanca
Minutes recorded by Dianne Park

10 Meeting called to order at 6:35pm.

Minutes

15 There was a motion by Jory, seconded by Mike to approve the minutes from December 1, 2011 as written. All were in favor.

There was a motion by Susan, seconded by Jory to approve the minutes from December 8, 2011 as written. All were in favor.

20 **Preliminary Hearings**
Janet Normandeau

Janet was present to get preliminary advice from the board. She wants to subdivide her property by using route 153 as the center boundary line. Both properties will have 8 acres. There was a discussion between board members, Janet and Jim Rines of White Mountain Survey Co. Topics discussed were driveway regulations, wetland delineation, and what points need to be surveyed. Janet will get more information on all subjects and fill out a subdivision application.

25 **Jim Rines of White Mountain Survey Co. for Scott and Kimberley Seamans of Tax Map 204, Lot#-66, on Moody Rd.**

30 Jim explained that Scott and Kimberley would like to survey 2 acres around the house, sell the house and 2 acre lot and keep the rest of the 20 acre property. A discrepancy was pointed out between the front footage listed of 610 ft. vs. a surveyed 562 ft. The 2 acre house lot would be topographically listed and all wetlands delineated. Discussion followed between Jim and the board about what would be required of a surveyor.

35 **Bryan Berlind of Land-Tech Inc. Tax Map #413, Lots #116 & 117 Marshand/Cody**

Bryan was present for information on an equal land exchange. By doing the equal land exchange no lot is more non-conforming than the other. Bryan passed out maps showing what land is being exchanged and further stated he will be asking for waivers on the quadrilateral side lot, 90 degree corner and perks and soil test. A hearing was scheduled for Thursday, February 2, 2012 at 7:00pm.

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Zoning Amendments

5 The wording in Section 1104.1 A, B, C, D, E is changing. All board members read over all the changes. A hearing was scheduled for Thursday, February 2, 2012 at 6:45pm.

Zoning Map discuss HD/VD Overlay

Jory and Mike are still getting background information on this subject.

10 **Draft Master Plan**

Board members are still reading through the master plans changes that were approved at the December 8, 2011 work session. Another work session was scheduled for Thursday, January 19, 2012 at 6:30pm. Joanna will bring her computer and make changes as they are voted on.

15 **Miscellaneous Business**

Bill will write the Annual Report and Joanna will read and edit.

20 George told the board that he received a note stating that by January 1, 2012 Effingham must have a list of all undeveloped properties that were automatically merged. Susan informed the board that Effingham did not merge any properties. Susan will be in contact with the town attorney on this subject and ask what Effingham's requirements are for the town report.

Meeting adjourned at 7:55pm

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