

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board
February 2, 2012

5 **Members Present:** Jory Augenti, George Bull, Joanna Bull, Paul Potter, Mike Calahane
(alternate), Paul Potter (6:35pm)
Members Absent: Bill Piekut, Susan Slack, Chris Kanca
Others Present: Barbara Thompson
Minutes recorded by Dianne Park

10 Meeting called to order at 6:30pm by Joanna because Bill was absent. Mike was made a voting
member of the board in place of Joanna.

15 There was a motion by Jory, seconded by George to accept the minutes from January 5, 2012
with changes. All were in favor.
Page 2, Line 18, change to: 'Effingham must post a notice regarding involuntary merger of lots.'

20 The minutes from January 19, 2012 will be approved at the next work session. Joanna will mail
out the Master Plan with all the current changes for all board members to read through before the
next work session.

Correspondence

25 The Planning Board was cc'd on a certified letter from FEMA stating that in order to get
reimbursement from FEMA the town must have a Disaster Recovery Plan that is updated every 5
years. The town is in the process of updating this plan.

Zoning Map discuss HD+VD Overlay

30 Mike presented the board with an updated map showing the boundaries as listed in the verbal
description of the overlay district. The new document contains map and lot numbers and shows
the correct outline of the overlay district. Joanna requested the board get an electronic copy of
this map for future reference.

Public Hearing on Proposed Zoning Amendments

35 The public hearing for the proposed zoning amendments changes to section 1104.1 was started at
6:45pm. Joanna read through the current document and then read the proposed changed
document. This document is being changed to be consistent with state regulations. The public
hearing was closed at 7:00pm. There was a motion by Paul, seconded by Mike to accept the
wording for the proposed zoning amendment change. All were in favor.

40 **Miscellaneous Business**

George brought up the subject of the Lord's Hill Tavern being vacant and informed the board
about a group called Plan NH. Plan NH is a non-profit group that will help towns deal with
maintaining the rural and historic character of an area by suggesting zoning regulations that will

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be helpful. The cost is \$5,000 and there are grants available to cover the cost. Plan NH is accepting applications until the second week in March. George suggested having someone from Plan NH come to a Planning Board Meeting and explain the process. All board members thought this was a great idea and he will try and set up the presentation for the next work session.

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**Public Hearing for Boundary Line Adjustment for Tax Map #413, Lots 116 & 117
Marshand/Cody**

Public Hearing opened at 7:00pm.

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Bryan Berlind, Land Tech Inc., Fran and Barbara Marshand were present for this hearing. This public hearing is for a lot line adjustment of Tax Map #413, Lots 116 & 117 for an equal exchange of 2294 sq. ft. or .051 acres of land. The board went through the application making sure it was complete. There was a motion by George, seconded by Jory to accept the application as complete pending receipt of a mylar map. Jory pointed out that the Cody's built their house 9 years ago and encroached on the front setback. Bryan presented waivers for quadrilateral design regulations, 90 degree corner regulations and soil and perk testing. There was a motion by Paul, seconded by George to accept all waivers. All were in favor. There was a motion by Mike, seconded by George to accept this boundary line adjustment with waivers on the condition the boundary line pins must be set and a mylar map presented. All were in favor. Public Hearing closed at 7:13pm.

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Old Business

Driveway Regulations – This was postponed because Susan and Bill were not present for this discussion.

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Candidates must sign-up for the town election by Friday, February 3, 2012.

The board created the wording for the warrant article on section 1104.1. 'Amending Section 1104.1 of the Effingham Zoning Ordinance to reorder and reword the 5 required standards for a variance to bring them into compliance with RSAxxxx. This is a housekeeping article.'

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The next work session is scheduled for Thursday, February 23, 2012 at 6:30pm.

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Meeting adjourned at 7:40pm

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