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**Effingham Planning Board**  
**April 5, 2012**

Members Present: George Bull, Joanna Bull, Bill Piekut, Paul Potter, Susan Slack (6:40pm)  
Others Present: Barbara Thompson, Susan Yakutis, Tina Sylvia, Paul Miller, George Fredette,  
Conrad Marcotte, Rosemarie Sargent, Dominic & Jeanne Bergen, Jim Rines, Conrad Marcotte,  
Randy Burbank

Members Absent: Chris Kanca, Jory Augenti

Minutes recorded by Dianne Park

Meeting called to order at 6:36pm.

Minutes

The minutes from January 19, 2012 will be put on the agenda for May.

There was a motion by Bill, seconded by Paul to approve the minutes from March 8, 2012 as written. All were in favor.

There was a motion by Bill, seconded by George, to approve the minutes from March 22, 2012 as written. All were in favor.

Correspondence: Email from Rebecca Boyden re: Camp Marist Stables

Rebecca has a question how 'restructuring' is being defined. There is a question on whether or not the construction on the Camp Marist Stables should come before the board. After the board's discussion it was decided that because of no change in the original footprint and no change of use they are not required to come before the board.

Master Plan – Natural Resource Chapter Update

Susan Yakutis from the Master Plan Committee was present for this discussion. The Master Plan Committee is taking back the Natural Resource Chapter in order to revise. They will be coordinating with the Effingham Conservation Commission. Bill wanted to make clear that the Master Plan reflects community input not board or personal input. Further stating the chapter needs to be broader based. Bill stated that invalid data is still present in the chapter. There was a discussion between Susan and the board about: goals, objectives, invalid data, and community input. Bill will see that Susan receives a copy of the invalid data.

Public Hearing - 7:00pm

Ossipee Lake Campground Site Plan Review

Present for this discussion were: George Fredette – representing the campground, Tina Sylvia, Paul Miller, Rosemarie Sargent, Dominic and Jeanne Bergen.

George Fredette gave background information on the site expansion. Maps with the additional sites listed were passed out to all board members. A Special Exception Permit was received

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from the Effingham Zoning Board of Adjustment in November, 2011. George Fredette read from the Effingham Zoning on Campgrounds and touched on:

- Site size
- Road maintenance
- 2 Way roads needing to be 20' wide
- No change to road configuration
- Septic – up to date
- No year-round residence
- Minimum road frontage
- Nearest campsite being 100' from nearest street
- Minimum of 20 continuous acres

Four waivers are being requested and the reasoning behind all waivers was explained.

Board Questions – Bill asked how many additional sites are being added and wanted to make sure a copy of the ZBA Decision was attached to the application. *(29 additional sites and a copy of the ZBA Decision is attached to the application)*

Susan wanted the slopes and issues with rain water runoff described because of the waiver on the storm water plan. *(campground is flat except downhill to the lake and wetlands)* Paul explained that the campground has spring flooding but nothing in summer. Bill stated that the waiver for storm water runoff is appropriate for this site.

George Bull asked if an engineer went over the survey markings and how were they gotten since there is a waiver for a survey by a licensed surveyor. *(George Fredette himself an engineer went over all markings and they were received from surrounding properties and deeds)*

Public Questions – Tina Sylvia wanted to look at the map and stated that she is an abutter but did not receive prior notification. It was discovered that the name on the original mailing was incorrect.

Public Hearing was closed at 7:27pm.

Waivers

- 1- Section 6 – Plat size shall be 24" x 36" with a scale of 1 inch equals 100 ft. or larger.  
The submitted plat size is 22" x 34".  
*(The board is making a note to discuss this requirement at a later date.)*

There was a motion by Bill, seconded by George to accept this waiver. All were in favor.

- 2 – Section 6: A: 5 – Boundary lines, their source, dimensions and bearings, and lot area in acres a square feet. A certified survey shall be required. The survey shall be conducted according to the standards outlined by the New Hampshire Surveyors Association.  
Susan and George requested an As Built Plan be submitted for the records.

There was a motion by Paul, seconded by Bill to accept this waiver. All were in favor.

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3 – Section 6: A: 11 A landscape plan, describing the number, location, types and size of all existing and proposed landscaping and screening.

George Bull was in favor of this waiver stating the plans show tree line and site buffers.

There was a motion by Bill, seconded by George Bull, to accept this waiver. All were in favor.

4 – Section 6:B:3 An adequate storm water drainage system developed by a certified engineer.

The board discussed a storm water drainage plan not being necessary because little to no alteration is taking place.

There was a motion by Bill, seconded by Susan to approve this Site Plan Review with the stipulation that an As Built Plan be submitted for town records. All were in favor.

Public Hearing – 7:40pm

Scott Seamans Subdivision – Map 204/Lot 66

Present for this discussion were: Conrad Marcotte, Randy Burbank and Jim Rines was representing Scott and Kimberley Seamans.

Jim gave background information on this project stating 4 waivers were submitted with the application.

Board Questions – there were none

Public Questions – Conrad Marcotte had a question on the project and thought a full subdivision was being built. Jim described the project and he was satisfied.

Public Hearing closed at 7:50pm.

All waivers are on the 22 remaining acres.

1 – Plat Submission Item - Section 9:01:A:14 Location of percolation tests and test results: location of 75-foot well radius and 4,000 square foot septic area.

There was a motion by Bill, seconded by George to accept this waiver. All were in favor.

2 – Plat Submission Item – Section 9:01:A:12 – Existing and proposed topographic contours based on the USGS topographical data, with spot elevations where necessary must be on the plat.

There was a motion by George, seconded by Bill to accept this waiver. All were in favor.

3 – Plat Submission Item – Section 9:01:A:9 & 9:01:A:13 A:9-Water courses, ponds, standing water, rock ledges, stone walls, and other natural features must be on the plat. A:13-Soil survey data from the Carroll County Soil Survey, including wetland delineation and flood hazard septic area must be on the plat.

There was a motion by Bill, seconded by Paul to accept this waiver. All were in favor.

4 – Plat Submission Item – Section 9:01:A:5 Boundary survey, including bearings, distances and the location of permanent markers. The survey shall be conducted according to the standards outlines by the New Hampshire Surveyors Association.

There was a motion by Bill, seconded by Paul, to accept this waiver. All were in favor.

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There was a motion by George, seconded by Susan to approve this application. All were in favor.

#### Plan NH Meeting

An application was submitted to Plan NH for the Lord's Hill Historic District. Plan NH sent an architect and a landscape architect to see the area. Plan NH said the town needed more support from Lord's Hill residence and more town contact. Plan NH is going to have 2 sessions this year. At the first session the projects will be picked in April and more projects will be picked at the second session later in the year. Effingham falls into the second session thereby giving the town more time. Effingham has demonstrated that all town boards are behind the project.

Effingham Fire Chief – Randy Burbank asked the board to put cistern requirements into their Subdivision Requirements. This will be put on a future agenda.

#### Wildlife Action Plan Meeting

Jory, George and Joanna attended a Wildlife Action Plan Meeting with the Conservation Commission. A town committee will determine what information and areas will be included.

The next Planning Board work session is scheduled for April 26, 2012 at 6:30pm. All members were asked to bring their 2012 objectives to the May 2, 2012 meeting.

Barbara will send out current copies of the Zoning Ordinance, Site Plan Review, Sub-division Regulations and all applications to Theresa to be put on the website.

Paul had questions on road drainage into property and road setbacks.

Meeting adjourned at 8:35pm.