

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board
June 6, 2012

5 **Members Present:** Jory Augenti, George Bull, Joanna Bull, Bill Piekut, Theresa Swanick, Paul Potter
Others Present: Barbara Thompson, Randy Burbank, Mike Cahalane
Minutes recorded by Dianne Park

10 Meeting called to order at 6:35pm.

Minutes

There was a motion by Bill, seconded by Jory to accept the minutes from May 3, 2012 as written. All were in favor.

15 There was a motion by Bill, seconded by George to accept the minutes from May 24, 2012 with changes. All were in favor.

20 Line 25 and 26: Delete: 'Joanna sent Rebecca and the Selectmen a note asking for their input on updating the Sub-division Regulations. No responses have been received yet so Joanna will re-send the note.' Add: 'Joanna sent Rebecca and asked Theresa for their input on updating the Sub-division Regulations. No responses have been received yet.'

25 The board reviewed all correspondence.

Cisterns

30 The board reviewed the cistern requirements of Ossipee and Wakefield, NH stating that Ossipee seems to conform to what Effingham is looking for. A discussion arose around how extensive cisterns have to be in Effingham because of the amount of wetlands and lakes. George will check with LRPC to see what information they have on file. Randy Burbank will get information from the National Fire Protection Association (NFPA).

Public Hearing – Randall Scott - Lot Line Adjustment

35 Hearing started at 7:00pm.

Bryan Berling, Land Tech, was present to represent Randall Scott. The two lots in question are Tax Map#413 Lot 147 & 149. Randall wishes to transfer land from lot#147 into lot#149 making the end result for lot#147 4.109 acres and lot#149 will end up with 5.4 acres. Bill received a phone call from Eli Diaz asking for information on the proposed adjustment. Bill explained and Eli had no problems with the application. Four waivers were requested.

1 - (Section 5.2, A2) *Any lot created must be of quadrilateral design and have 90-degree corners unless waived by the Board because of original lot shape.*

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There was a motion by Bill, seconded by George to approve the waiver for quadrilateral design. All were in favor.

5 2 - (Section 5.2, A2) *Any lot created must be of quadrilateral design and have 90-degree corners unless waived by the Board because of original lot shape.*

There was a motion by Bill, seconded by Jory to approve the waiver for 90-degree corners. All were in favor.

10 3 - (Section 9.01, A12) *Existing and proposed topographic contours based on the USGS topographical data, with spot elevations where necessary.*

There was a motion by Bill, seconded by George to approve the waiver for topographic contours. All were in favor.

15 4 - (Section 9.01, A14) *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 George, seconded by Bill to approve the waiver for percolation testing. All were in favor.

20 There was a motion by Bill, seconded by George to approve the lot line adjustment subject to corrections for map and lot reference to parcel A on the plat. Bryan will make corrections and bring in new maps for signatures. All were in favor.

Public Hearing closed at 7:15pm.

25 The board continued their discussion with Randy about cistern requirements. Randy felt that the distance of 1 mile to a water supply was too long and felt ½ mile would be more reasonable. The board decided that they did not want a regulation that had to be waived for everyone. They would like a reasonable regulation that all parties can follow. Theresa will send the cistern requirements for Ware, NH to all board members. All board members were asked to read the cistern requirements for Wakefield, Ossipee and Ware, NH. Joanna will have Ossipee's requirements in an edited format.

35 At 7:30pm Kurt Johnson showed up for the 7:00pm lot line adjustment. The board explained what Randall Scott wanted to do and Kurt had no problem with the application.

Mike Cahalane asked what was happening with the Village/Historic District Mapping. Joanna will send out additional scanned paperwork to all board members.

40 The next work session is scheduled for Wednesday, June 13, 2012 at 6:30pm. Changes to subdivision regulations will be discussed.

Meeting adjourned at 7:45pm.