

## **Effingham Planning Board**

### **October 2, 2014**

**Members Present:** Theresa Swanick, Henry Spencer, George Bull, Joanna Bull, Gary Jewell, Mike Cahalane

**Members Absent:** Paul Potter, Bill Piekut (alternate)

**Others Present:** Barbara Thompson, Bernie Edwards, Mr. Seamans, Donald Wright, Land Surveyor,

Minutes recorded by Dianne Park

Meeting called to order at 6:30pm.

#### **Minutes**

A motion was made by George, seconded by Gary, to approve the minutes from September 4, 2014 as written. All were in favor with Theresa and Henry abstaining from voting.

A motion was made by George, seconded by Mike, to approve the minutes from September 26, 2014 as written. All were in favor.

#### **Public Comments**

Mr. Seamans was present asking for advice on subdividing his father's property (tax map 204, lot 70) for the purpose of building a house. Questions asked:

- Can they survey only the impacted land?
- How do they handle the fact that the new lot will be 30' shy of 200' frontage?

The board stated that any advice was not binding until an application was submitted and further explained they could apply for an exemption on the surveyed portion of land. The board explained the process being to apply to the zoning officer for a permit. The zoning officer will have to deny your application then take the denial to the Zoning Board of Adjustment (ZBA) for a variance on the frontage. Once that's complete come before the Planning Board with an application that includes all waivers and all correspondence from the ZBA.

Bernie Edwards was present requesting clarification of the board's refusal to sign a new plat. The board explained and suggested he hire an attorney to do title research and further explained the board could only make decisions using valid Planning Board documents. Bernie asked to be put on the agenda for next month.

#### **Correspondence**

FYI from NHDES on an application for replacement of a retaining wall on Province Lake

#### **2015 Budget Worksheet**

There was a motion by Henry, seconded by Mike, to keep the 2015 Planning Board budget the same as 2014. All were in favor. Henry will be the Planning Board speaker before the selectmen.

**Article 7 – (10% Rule)**

Mike passed out a rough draft of a new Article 7 asking all board members to read and do their own research on everything listed. Mike had background information for people to use.

A work session was scheduled for Wednesday, October 15, 2015 at 6:30pm. On the agenda will be Article 7, and zoning issues sent in by the zoning officer.

A motion was made by Mike, seconded by George, to adjourn the meeting.  
Meeting adjourned at 8:05pm.