

Approved: \_\_\_\_\_  
Approved with changes: \_\_\_\_\_  
Unapproved: \_\_\_\_\_

**Effingham Planning Board**  
**August 14, 2014**

**Members Present:** George Bull, Joanna Bull, Theresa Swanick, Mike Cahalane

**Members Absent:** Henry Spencer, Bill Piekut (alternate)

**Others Present:** abutters, Tim Eldridge, Neal Daykin, David and Anita Spencer and Jim Rines, President, White Mountain Survey Co.

Minutes recorded by Dianne Park

Meeting called to order at 6:30pm.

The board went through minor and major adjustments to find the one that fit this proposal and decided it was a major adjustment.

Public Hearing started at 7:04pm.

Jim Rines, representing Neville Family Trust, is looking for a special use permit for wetlands relief from the 150' setback and is requesting a new buffer of 75'. Jim gave background information on the property. The application has been presented to the Conservation Commission and they have no objections but hope the location of the septic system is outside the wetlands buffer.

**Public Comments:**

Neal Daykin pointed out there was a stream running through the front of the property and if the septic was to overflow it would have no place to drain into but the wetlands. Joanna explained the Planning Board was not here to approve the septic system but is only approving the relief of the 150' wetlands buffer.

David Spencer spoke of the increase in rainfall becoming more common and that will continue into the future. Jim explained they were only asking for a 75' buffer and the state has requirements for septic and storm water runoff. Further stating the state engineers are aware of the increase in storm water runoff and are continually changing the requirements accordingly. Jim also stated the engineers had recommended that Effingham have a 100' buffer.

Tim Eldridge asked Jim to explain the shaded area of the map while Mike Cahalane asked for explanation of elevations and topography.

George Bull commented that when the wetlands ordinance was updated it was to protect systems already in place and not intended to block any lot from being unbuildable. Joanna Bull further stated the ordinance clearly allows for this use since it's impractical to locate a structure anywhere else on the property and 25'-150' buffers are in the zoning regulations.

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Neal Daykin stated the back of the lot was not well drained. Anita Spencer asked if the Leavitt Brook Complex was part of the Ossipee Aquifer. Jim pointed out the Leavitt Brook Wetland Complex on a town map. David Spencer further pointed that the town voted to have the wetland buffer set at 150'.

Public Comment closed at 7:35pm.

A motion was made by George, seconded by Theresa, to approve the application. All were in favor.

A motion was made by Mike, seconded by George, to make Theresa signing secretary for this meeting. All were in favor.

Public Hearing ended at 7:38pm.

There was a motion by Theresa, seconded by Joanna, to adjourn the meeting.  
Meeting adjourned at 7:40pm.