

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board September 4, 2014

Members Present: George Bull, Joanna Bull, Mike Cahalane, Paul Potter, Bill Piekut (alternate), Gary Jewell

Members Absent: Henry Spencer, Theresa Swanick

Others Present: Barbara Thompson, Bernie Edwards, Carol Bateman Exit Realty, Ted Bateman Exit Realty

Minutes recorded by Dianne Park

Meeting called to order at 6:30pm.

Public Comment

Bernie Edwards, owner 151 Townhouse Rd, Carol and Ted Bateman, Exit Realty were present for this discussion. Bernie Edwards owner of 151 Townhouse Rd. has sold the lot and in the process of a title search has discovered that Map-204, Lot-76 was part of a larger lot that was subdivided. The Planning Board signed off on several plans but not on the plan needed. The plan at the Registry of Deeds was not signed. The lot has been resurveyed by the owner and the Planning Board needs to sign the resurveyed plan in order for the sale to take place. The board looked over all documents presented and decided that more information was needed before a judgment could be made. This will be continued to a later date. Points needing research are:

- Is there a signature date on the 1985 Plat? (Joanna will investigate)
- What happened in 2010 that brought this problem to the forefront? (Joanna will investigate)
- Laundry Mat septic design: Where is the septic system? Is the design on file? (Bill will investigate)
- Copies of tax bills for 3 lots (Bill will investigate)
- Any copies of plans on file (Barbara gave these to Bill)

Minutes

There was a motion by Bill, seconded by Paul, to approve the minutes from August 7, 2014 as written. All were in favor.

There was a motion by George, seconded by Mike, to approve the minutes from August 14, 2014 with changes. All were in favor.

Page 1; add to 'Members Absent': Paul Potter and Gary Jewell

Page 1, under 'Public Comments', change the word 'front' in the first sentence, to: 'rear'

Correspondence

- NHDES newsletter
- Zoning Enforcement Officer – Active Files Flow Chart Received
- FYI about Province Shores Camp Ground: Mike gave background on ZBA meeting.
- LRPC Draft Lakes Region Plan 2015-2020: all copies passed out for board to read and comment back to LRPC before 9/29/14.

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New Business

2015 Budget Worksheet

Joanna will fill out and make everything the same as 2014.

Mike passed out information on the Shoreland Water Quality Meeting he attended.

Capital Improvement Plan (CIP)

Theresa has put together a draft CIP for the board. A work session has been scheduled for September 25, 2014, at 6:30pm to discuss this and the Bernie Edward lot discrepancies.

Voluntary Merger

A voluntary merger was received for Map 413, Lots 43 and 44. Paul will drive by and make sure no structures are on the second lot. There was a problem with the check received and a new check is required.

Mike discussed the 10% rule problem (Section 708 Lot Density). After brief discussion Mike will draft a new ordinance.

A motion was made by Paul, seconded by Bill, to adjourn the meeting.
Meeting adjourned at 8:00pm.