

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board
January 8, 2015

Members Present: Mike Cahalane, Paul Potter, Theresa Swanick, George Bull, Joanna Bull, Henry Spencer

Members Absent: Bill Piekut (alternate)

Others Present: Anita Spencer

Minutes recorded by Barbara Thompson

Meeting called to order at 6:30pm.

Approval of Minutes: Theresa moved and Mike seconded to approve the minutes of December 4th as presented. The motion passed. Paul moved and George seconded to approve the minutes of December 15th as presented. The motion passed.

Correspondence:

- Letter from BOS re: Tuesday, January 20th work session to develop an application flow chart. Theresa and Gary said they would try to attend.
- FYI from DES re: Preservation Society septic system

Old Business: none

New Business: none

Other Business:

- Town Report. Joanne asked when it was due and to whom should it go. Henry asked that it be turned in as soon as possible to Claudia.
- Date for second public hearing on zoning amendments: After a brief discussion, the board decided to set Tuesday, February 3rd for the second hearing should one be required
- Joanne said that Blair Foltz (Green Mountain Conservation Group) will be attending the February meeting to get information re: construction plans for GMCG.

7:00 Public hearing: John E Blume
Steep Slopes Application
Map 413 Lot 109

Present: Peter Cooperdock (Soil Scientist), Don McWhurter (Contractor), Kathryn Aitken (Realtor), Ann & John Blume (applicants), Patti Ann Ring (property owner), Randy Burbank (Fire Chief)

Mr. Cooperdock explained Mr. and Mrs. Blume want to build a 20x30 cabin with as minimal impact as possible. There is an existing retaining wall to limit erosion. There is an existing woods road which the approval of the application will end up being merged into for a driveway. H. Spencer asked if there is any erosion on the woods road. The answer was no; that the road is

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in excellent condition. H. Spencer asked when the project would begin. The plan is to start on the driveway this spring. The Blumes have a 5 year plan to do a little bit each year. R. Burbank asked about emergency vehicle access. There is a 20% grade for 200' and there are curves in the road. However the road is not less than 50' wide anywhere.

Henry moved and Gary seconded to approve the application. The motion passed and the public hearing was closed at 7:15 pm.

7:30 Public Hearing: David Seamans
Subdivision
Map 204 Lot 70

Present: David and Chris Seamans (applicants), Randy Burbank (Fire Chief)

Chris spoke for the project. He explained that plats are incomplete for the back half of lot 70 because of overlapping tax maps which have different sizing and could not be put on the plat. The only thing really needed is the front of the lot where the subdivision will be made. He told the board they had gotten a variance approved by the ZBA for a 30.5' road frontage shortfall. Chris presented the board with a list of waivers from Section IX:A, no's 5, 6, 12, and 14 which the board accepted.. Paul moved and Henry seconded to approve the subdivision pending the submission of a mylar. The motion passed. The public hearing was closed at 7:40 pm.

Other Business (cont'd):

- The board went over material from the Town Attorney regarding an issue with Mr. Bernard Edwards' property.
- Henry mentioned that at the January 20th work session the topic of switching the meeting nights of the ZBA and PB will be discussed.

Adjournment: There was a motion by Henry, seconded by Paul, to adjourn the meeting. The motion passed and the meeting adjourned at 8:00pm.