

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board February 5, 2015

Members Present: Mike Cahalane, George Bull, Joanna Bull, Theresa Swanick, Paul Potter, Gary Jewell

Members Absent: Henry Spencer, Bill Piekut (alternate)

Others Present: Barbara Thompson, Dianne Park, Blair Folts, Jason Earle, Susan Slack
Minutes recorded by Dianne Park

Meeting called to order at 6:30pm.

Minutes

There was a motion by George, seconded by Mike, to accept the minutes from January 8, 2015 as written. All were in favor.

There was a motion by Mike, seconded by George, to accept the minutes from January 19, 2015 as amended. All were in favor.

Under 'Others Present', Add: Rebecca Boynton, Erik Jones, Sheila Jones, Jon Samuelson, Jory Augenti, Tim White, Blair Folts, Emelyn Albert, Pete Dinger

There was a motion by Paul, seconded by George, to accept the minutes from February 2, 2015 as written. All were in favor.

Site Plan Review

Blair Folts, Jason Earle and Susan Slack were present for this initial consultation. Blair explained the project. Green Mountain Conservation Group (GMCG) has acquired the property next store and is planning on changing it from a residential home to an office space. Wetland Scientist, Rick Vanderpol, has been hired to delineate all wetlands and Jason Earle will do the construction. A vernal pool will be added on the property. This will fall under the Planning Board's Major Site Plan Review. There was much discussion around the process and order needed for the project.

Needed Documentation

- Driveway permit from the Zoning Officer and Board of Selectmen
- NHDES approval for the vernal pool
- Special Exception Permit from the Zoning Board of Adjustment (ZBA) because of the change of use from residential home to an office building
- Plat of the property will all necessary information listed
- Special Use Permit from the Planning Board may be required because of construction within wetlands and wetland buffers
- Major Site Plan review from the Planning Board

It was decided to split the project into two parts, making the construction of the vernal pool separate thereby the approval from NHDES would not be initially necessary.

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Blair asked if renovations inside the building could move forward without any of the above listed permits and was told yes, inside renovations could move forward. The application for the Special Exception Permit will be filled out and turned into the town next week with the hope of getting onto the ZBA's March agenda. Planning Board approvals will be started tentatively April, 2015.

There was a motion by Mike, seconded by Theresa, to adjourn the Meeting.
Meeting adjourned at 8:10pm.