

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board

April 7, 2016

Members Present: Mike Cahalane, Joanna Bull, George Bull, Theresa Swanick, Len Espie, Gary Jewell, Paul Potter, Tom Thompson (alternate)

Members Absent: None

Others Present: Barbara Thompson, Tom Thompson, Dianne Park, Jean Bergen-Ossipee Lake Campground, Blair Folts-Green Mountain Conservation Group, Jason Earle, Tim Puls-UNHSC, Al Lemming, Steve Foss

Minutes recorded by Dianne Park

Meeting called to order at 6:30pm.

Election of Officers

A motion was made by Joanna, seconded by George, electing Tom Thompson alternate member to the Planning Board. All were in favor and Tom accepted the nomination. Tom told the board he was also the town representative to the Lakes Region Planning Commission.

A motion was made by Mike, seconded by Theresa, electing Joanna chairman. All were in favor and Joanna accepted the nomination.

A motion was made by Mike, seconded by George, electing Theresa Vice-Chairman. All were in favor and Theresa accepted the nomination.

A motion was made by Mike, seconded by Paul, electing Gary signing secretary. All were in favor and Gary accepted the nomination.

Minutes

A motion was made by Mike, seconded by Theresa, to approve the minutes from March 3, 2016 as written. All were in favor.

The minutes from March 10, 2016 were not approved because a quorum was not present at that meeting.

Joanna explained her calls to Lakeview to accept their invitation for a site visit have gone unanswered. She referred this matter to the town attorney.

Jean Bergen from Ossipee Lake Campground asked the board if she could fill out a building permit and use that as her 'As Built Plan'. Mike explained that Ossipee Lake Campground has already been approved to add additional sites to their facility but needed an 'As Built Plan' to complete the process. The board agreed to accept a building permit as the 'As Built Plan'.

Correspondence

- FYI from NHDES: Wetland Permit for Stevens Rd.
- FYI for a Wetlands Permit Application for Stevens Rd. for culvert replacement and dry hydrant.
- NHDES Newsletter

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- ZEO Monthly Report

Other Business

The signature page for the updated Zoning Ordinance was signed and new Zoning Ordinances were distributed.

2016 Goals

Suggestions were:

- ZEO check list
- Capital Improvement Plan
- Applications
- Accessory Dwelling Units
- Clarification of Camp Ground Ordinance
- Perk Test Data
- Update of Zoning Ordinance Section 1608

A work session will be held on Thursday, April 14, 2016 to discuss this subject.

Public Hearing 7:00pm.

Special Use Permit

Green Mountain Conservation Group was present for this permit. Jason Earle and Tim Puls-UNHSC explained the project as enhancing an existing vernal pool. Blair explained the Shoreland Application was submitted to NHDES today and gave the board a copy.

Public Comment:

Al Lemming, abutter, asked about the square footage of the vernal pool – answer was 7,200 sq. ft.

Al further asked:

- How deep is the pool?
- How is it being made?
- Excavation?

Jason explained this information was on the application which Al had a copy.

Al asked if an evaluation of the mosquito production was done. – Blair said no and explained this was an enhancement of an existing vernal pool.

Al asked how close to the artesian well was the vernal pool? Roughly 20'

Al further asked how close to the well head is the stump dump?

- Jason explained the stump dump was previously on the property and they were not adding anything to it or doing construction around it.

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Al explained that after talking with NHDES they said there could be a conflict between the existing plans and the regulations. Blair explained the application to NHDES was submitted today. George further explained the process/procedure for Site Plan Review vs. Wetlands Special Use Permit.

Steve Foss asked about bathrooms in the house stating he agreed with the project except for the creation of the vernal pool. Blair explained the vernal pool is already there and they were only enhancing it and could only dig 4ft.

Board Comments

Mike asked if any of the buffers were being encroached upon and if any they were asking for a waiver for the buffer zone. Jason explained the house was located in the buffer zone as well as the south side of the garage further explaining they were not asking for any waivers. Everything was explained on the plan.

Al asked about the change in drainage across the street and was told there would be no change in drainage.

A motion was made by Mike, seconded by George, to approve the Special Use Permit dated March 3, 2016 from Green Mountain Conservation Group Tax Map#403 Lot#5. All were in favor.

Public Hearing ended at 7:50pm.

Joanna left the meeting at 7:50pm and Theresa ran the rest of the meeting.

Public Hearing 7:55pm.

Site Plan Review – Green Mountain Conservation Group

Blair explained the project of changing the use of a private residence to a commercial use with up to 4 regular employees. School children would be invited to come to be trained in data collection for water quality. Presently GMCG goes to the school to train with the potential for changing the garage into a water quality lab. George went through the application and major site plan requirements:

Section 6 Submission Requirements

- 6.2A – yes
- 6.2 B 1 – yes
- 6.2 B 2 – yes
- 6.2 B 3 – yes
- 6.2 B 4 – yes
- 6.2 B 5 – yes
- 6.2 B 6 – yes
- 6.2 B 7 – yes
- 6.2 B 8 – yes

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6.2 B 9 – yes
6.2 B 10 – yes
6.2 B 11 – yes
6.2 B 12 – yes
6.2 B 13 – yes
6.2 B 14 – yes
6.2 B 15 – yes
6.2 B 16 – yes
6.2 B 17 – n/a
6.2 B 18 – yes
6.2 B 19 – yes
6.2 B 20 – n/a
6.2 C 1 – included were ZBA change of use permit, Wetland Permit, NHDES Shoreland Permit outstanding.
6.2 C 2 – yes
6.2 C 3 – yes
6.2 C 4 – n/a
6.2 D – n/a
6.3 – n/a
6.4 – yes

A motion was made by George, seconded by Mike, to approve the Site Plan Review Application from Green Mountain Conservation Group dated March 3, 2016 with the condition the Shoreland Permit from NHDES is approved. All were in favor.

Public Hearing ended at 8:35pm.

A motion was made by Gary, seconded by George, to adjourn the meeting.
Meeting adjourned at 8:40pm.