

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board

October 6, 2016

Members Present: Paul Potter, Mike Cahalane, Gary Jewell, Tom Thompson (A), Theresa Swanick, Joanna Bull

Members Absent: George Bull, Len Espie

Others Present: Barbara Thompson, Dianne Park, Rebecca Boyden, Henry Spencer, Roger Lacasse-Province Shore Campground, Bryan Berind, Licensed Land Surveyor for Land Tech., Robert Currie, Gloria Beardsworth

Meeting called to order at 6:30pm.

Tom Thompson is a full voting member in place of George Bull.

Minutes

A motion was made by Mike, seconded by Paul, to approve the minutes from September 1, 2016 as amended. All were in favor.

Page 1; change 'Tom Thompson is a full voting member in place of Len Espie.' to 'Tom Thompson is a full voting member in place of Joanna Bull.'

A motion was made by Mike, seconded by Paul, to approve the minutes from September 22, 2016 as written. All were in favor.

The approval of minutes for September 19, 2016 will be on the agenda for next month.

Green Mountain Treatment Center (GMTC)

The board all agreed the visit to GMTC was very professional and cordial. The visit met all board objectives. Mike thought Curt Maddon, Chief Operating Officer for GMTC, did a good job and had a sincere desire to participate and was very willing to get involved as the need arose. Mike spoke to Randy Burbank, Effingham Fire Chief, who was very impressed with the amount of fire safety calls to date. Gary liked the insurance coverage i.e. patients must have insurance to be admitted and the facility does not take Medicaid or Medicare.

Correspondence

- FYI NHDES Notice of Acceptance of Permit Application re: Currie Subdivision
- FYI NHDES Wetland Permit Application: M109 L3 Chris Pongratz
- FYI NH Division of Historical Resources re: M106 L23 Thomas Townsend
- Monthly report from Code Enforcement Officer
- Correspondence from ZBA re: Province Shore Campground: Roger Lacasse from Province Shore Campground was present and this will be on the agenda for November.
- Town and City Magazine

Approved: _____
Approved with changes: _____
Unapproved: _____

A work session has been scheduled for Thursday, October 27, 2016. On the agenda will be warrant article wording for the Capital Improvement Plan and continuation of the discussion on attached dwelling units.

Public Hearing started at 7:00pm

Currie/Spencer Lot Line Adjustment

People present for this hearing were Henry Spencer, Robert Currie and Bryan Berlind, Licensed Land Surveyor from Land Tech. Bryan presented the application and explained the lot line adjustment. The Lot Line Adjustment is for Tax Map 410 Lots 6 & 7. All lots remain conforming. The original application has already been accepted as complete. There was a motion by Joanna, seconded by Mike, to approve the lot line adjustment for Tax Map 410 Lots 6 & 7. All were in favor.

Public Hearing closed at 7:09pm.
Public Hearing started at 7:10pm.

Currie Subdivision

The original application has already been accepted as complete. Bryan Berlind presented the Subdivision Application. He asked to replace the original plans with an updated copy because note 1 was incorrect. Bryan explained the project. With the lot line adjustment of Tax Map 410 Lot 6 & 7 approved they now have the new adjusted lot 7 which will be divided into 2 lots each having 2.534 acres. Both lots will have a common driveway with the original home being on lot 2. A new home will be built on lot 1 and will have its own septic system but both lots will share the existing well which is located on lot 2. There are 3 easements; #1-shared driveway, #2-no septic in well radius and #3-shared well.

Robert Currie, land owner, said he would like to make Effingham his home and have his in-laws stay on their original property. Henry Spencer, abutter, had no issues with the project.

Paul Potter pointed out that all new lots must meet the town quadrangle specifications as stated in the Subdivision Regulations. After discussion the board realized the quadrangle issue was in an old version of the subdivision regulations, has since been removed and had no bearing on this case. At this point in the presentation the board realized that Paul Potter was an abutter to the project and Paul then recused himself from voting on the application.

A motion was made by Joanna, seconded by Mike, to approve the subdivision of Tax Map 410 Lot #7. All were in favor.

Public Hearing closed at 7:32pm.
Paul came back onto the board.

A motion was made by Gary, seconded by Mike, to adjourn the meeting
Meeting adjourned at 7:40pm.