

**Town of Effingham, New Hampshire
Historic District Commission**

**Public Hearing Minutes
May 22, 2017**

Present: E. Chick (Chair), S. Finn (Assistant Chair), E. Jones (Secretary), L. Espie (Selectmen's Representative)

Absent: None

The public hearing was called to order by the Chair at 6:30 p.m. There were four members of the public present. Those individuals were: E. Nordbeck, B. Robinson, M. Martin, and J. Meisner (7:05 p.m.).

The Chair, due to her status as an abutter to the applicant, recused herself from the public hearing proceedings and recognized the Assistant Chair to administer the Public Hearing with the assistance of the Secretary. The Chair moved from the Commission table to the general seating area.

The Assistant Chair requested that the Secretary review the rules and procedures for the public hearing, identify the applicants, Elizabeth Nordbeck and Bruce Robinson, and called for the Secretary's report on the application.

The Secretary briefly reviewed the Commission's public hearing rules and procedures, including rights of the applicant under the law, identified the applicants seated in the front row, and read out the details of the proposed work and noted how public and personal notice were provided.

The Assistant Chair invited the applicants to present any additional information relative to the application and proposed work that was not included in the application as reviewed.

Ms. Nordbeck noted that they had spoken with the Town's Zoning Enforcement Officer, Rebecca Boyden. Due to their tight schedule and in order to prevent the applicant from having to make another trip over from Wolfeboro, the ZEO did issue them a building permit for the relocation of the carriage house, conditional upon approval of the project by the Commission.

The ZEO indicated however, that a permit for the addition of the ell could not be issued until a state-approved septic plan is available for review. The applicants have contacted the same company who performed the installation of the septic system at the McConnell property across the street.

The Assistant Chair invited members of the public present and in favor of the application to make comments.

E. Chick of Hobbs Road spoke in favor of the application on behalf of herself and M. Cahalane.

The Assistant Chair invited members of the public present and in opposition to the application to make comments.

There were no comments in opposition.

The Assistant Chair invited members of the public present and neither in favor of nor in opposition to the application to make comments.

There were no comments neither in favor nor in opposition.

The Assistant Chair invited members of town government and any board and commissions present to make comments on the application.

There were no comments by members of town government or other boards or commissions.

The Assistant Chair closed the public comments period of the hearing and the Commission began deliberations on the application.

The Secretary noted that the plans, particularly for the addition to the ell to the existing house, meet the four main tests of the Secretary of the Interior's Standards, upon which our regulations are, in part, based.

L. Espie noted his approval of the designs.

The Assistant Chair inquired on the logistics of how the carriage house would be relocated. The applicant provided a brief explanation of the process.

A motion to approve the application as presented, with the condition that should it become necessary for the septic system to be installed between the buildings and the road, that the applicant be required to reappear before the Commission for a review of the septic plan, was made by the Secretary. Seconded by L. Espie. Passed and carried.

The Secretary will ensure that all of the required paperwork is completed and distributed as required by law.

The public hearing was adjourned at 7:07 p.m.

Respectfully submitted,

Erik Jones
Secretary