

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board

June 7, 2018

Members Present: Mike Cahalane, Elaine Chick, Gary Dean (A), Grace Fuller, George Bull, Gary Jewell, Paul Potter

Members Absent: None

Others Present: Dianne Park, Rebecca Boyden, Chuck Fuller, Anne Papallo, Spezzano Family Trust

Meeting called to order at 6:30pm.

Minutes

There was a motion by Elaine, seconded by Grace, to approve the minutes from May 3, 2018, as amended. All were in favor.

Page 1, Under 'Correspondence, change 'Report' to 'Reports'

Page 1, Under 'Home Occupation Check List', second paragraph, change 'the' to 'The'

Page 2, Under 'Lot Mergers' change 'location' to 'located'

Page 2, Under 'Capital Improvement Plan (CIP)', change '3'd' to 'third'

At the last meeting there was confusion as to how many copies of abutter verification labels were needed either two or three. Three copies of abutter verification labels are needed.

Lot Merger

Lois Poster had a merger of lots. The lots are located in the Ingreham Subdivision in the Province Lake District. Case #18.05-6: Map 417 Lot 65 and 73 – case approved

Public Hearing

The public hearing stated at 7:00pm with Theresa introducing all board members.

Minor Site Plan Review

Anne Papallo of 1688 Province Lake Rd., owner of the Old Red and White Variety Store Tax Map 103 Lot 28 was present for the Site Plan Review. Anne wants to open the existing variety store. The board went through checking to see if the application was complete.

1. Names, addresses, & phone numbers of applicant and owner on all application documents-included

2. Location of Site - included

3. Brief Description of Proposed Use – included

4. Detailed description of services/products for non-residential use – included

5. Abutters list – included

6. Property assessment card, all pages – included

7. Parking requirements with written statement of how requirements are met – included

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8. *Four (4) copies of site sketch showing Zoning District and Lot under consideration – included*
9. *Rights-of-way/easements – N/A*
10. *Permits and Approvals – N/A*
11. *Waivers requested in writing explaining why requested – N/A*
12. *Additional requirements: Traffic Estimate – included*
13. *Required application Fees – included. The town of Effingham owes Anne \$10.00.*

Anne explained her project stating she is reopening the Old Red and White Variety Store and wants to make it a hometown market.

Board Comments

Grace asked when the market would be opening and Anne hoped it would be by the end of summer. Grace then asked the name and the name is 'Tracker's'.

Public Comment

The Spezzano Family Trust, abutters, asked the size of the parcel the store would be on and were told the hearing was not for a sub-division but for opening the existing variety store.

Public Hearing closed at 7:07pm

A motion was made by Paul, seconded by Mike, to approve the application by Anne Papallo to reopen the Old Red and White Variety Store. All were in favor.

Accessory Dwelling Unit (ADU)

Brian and Mary Ann Duggan would like to construct a detached accessory dwelling unit on their property at the end of Gray Fox Rd. All existing permits are in place. The Zoning Enforcement Officer explained the project. Brian and Mary Ann Duggan would like to construct a 36'x27' detached dwelling unit, 908 square feet, for his father. The ADU is a standalone structure with a shed being moved next to it for a workshop.

Paul asked if they were putting in a new septic and the answer was yes.

A motion was made by Mike, seconded by Paul, to approve the construction of an Accessory Dwelling Unit on the Duggan property on Gray Fox Rd. All were in favor.

Correspondence

Effingham Historical Society Letter

Theresa read a letter from the Effingham Historical Society in regards to a moisture problem with the building. They would like to know if a Special Use Permit is required for the installation of french drains around the building. Chuck Fuller, President of the Effingham Historical Society, was present. There was discussion on the problem and possible solutions. It was decided that Chuck would have a surveyor come out to the property and check for wetlands. If any are found then they would have to be delineated and yes a Wetlands Permit would be required but if none are found then a Wetlands Permit is not required.

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The board read the Zoning Officer Monthly Report.

Other Business

Mike asked the Zoning Officer for an explanation of the expansion of camp sites at Ossipee Lake Camping area. This led to a discussion of the building permit being used as an 'As Built' Plan and how and why this came about. The ZEO is going back to the Camp Ground asking where the new sites are located.

Old Business

The next meeting agenda will include Rules of Procedure.

The board briefly went over the 2018 Priorities.

New Business

A future agenda item is Solar Installation guidance/regulation, and junk yard ordinance.

There is a Capital Improvement Plan Meeting for the town of Effingham on Thursday, June 14, 2018 at 6:00pm. All board members are urged to attend. Chuck Fuller explained the advertising for this meeting. Gary Dean has speakers from Tuftonboro, NH coming to a future meeting. This date is not set. He's trying to get them to come to the June 14, 2018 CIP Meeting.

Theresa went over the new Planning Board Handbooks.

The ZEO asked the Board to put on a future agenda any outstanding issues with Ossipee Lake Camping Area.

A motion was made by Elaine, seconded by George, to adjourn the meeting.
Meeting adjourned at 9:00pm.