

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board
August 2, 2018

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

Members Absent: None

Others Present: Dianne Park, Rebecca Boyden, Erik Jones, James Rines, President White Mountain Survey and Engineering Inc., Rich Bertone and Joe Currier Owners of Ossipee Lake Camping Area

Meeting called to order at 6:30pm.

Preliminary Review (Jim Rines)

Jim was present for a preliminary review for three projects.

1. Pre-application review for Camp Marist. They are adding a 16' x 19' bathroom to an existing girl's cabin. They want to add 5 showers, 4 toilets and 4 sinks for a total of 7 showers, 7 toilets and 8 sinks. Jim is here asking if the existing map is usable. He passed out copies to all board members. The board decided the existing map would be fine and this would be a minor site plan review.

2. Site Plan Review for Ossipee Lake Camping Area. They want to expand 8-9 acres and add 10-15 additional camping sites each around 2,000 square feet. Also being added is a new septic system with the possibility of adding a new water supply. The adjacent wetland is greater than 3,000 square feet and is not contiguous with the lake therefore requiring a 50' setback. The board decided the use of the existing map is fine as well as the 50' setback from the wetlands.

3. Site Plan Review for the proposed excavation/restoration of the sand pit now owned by William Angelini on the former Dow property, tax map 413 lot 138, which had the race track proposed. Access will be through the Ossipee gravel pit from Dunkin Lake Rd. This is a permitted use in the rural residential area. Jim is asking if regional notice is necessary plus he's also asking for a special use permit for storage for over 100 gallons of fuel. The project is on 80 acres of land. The storm water would drain internally rather than onto adjacent properties. RSA 155E pertains to this project. Jim asked if the town wanted any additional studies. He volunteered to have another preliminary review noticing all abutters. The board decided to have another preliminary review with all abutters being noticed.

Public Comment

Joe Currier and Rich Bertone from Ossipee Lake Camping Area presented the board with the specks for park model recreational vehicle (RV) stating this was not a modular home but an RV. Each RV is less than 400 square feet and will not be lived in year round. There has been a huge interest in these park model trailers. They are looking for future guidance because these park model RV's need a special over the road permit and Effingham does not allow over the road

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permit vehicles in town. Mike asked if this RV could stay where it is until the town makes a decision on park model RV's. The Zoning Enforcement Officer said she would ask the Board of Selectmen for discretionary ruling in this case. Discussion arose on:

- Camping Ordinance
- Size of RV
- Where in town would this be allowable? Camp grounds only?
- Year round living

The board said they would take this under advisement.

Erik Jones stated he has bought the lot across the street from him but because it's in the Rural Agricultural District will need a variance to build on. He asked why the setbacks in the Village District were different. The board advised him that in order to create a new district he needs to get a petition signed by 10 of his neighbors and present it to the Selectmen.

Minutes

A motion was made by Mike, seconded by Paul, to approve the minutes from July 5, 2018 as amended. All were in favor.

Page 1, change the date from 'July 5, 2015' to 'July 5, 2018'

A motion was made by Elaine, seconded by Grace, to approve the minutes from May 17, 2018 as written. All were in favor.

ADU Application

Accessory Dwelling Unit (ADU) Application from Anne Weidacher, 29 Trout Run Rd., Tax Map 413, Lot 38

This was sent back to the applicant last month because the plan did not have an interior door between the ADU's. The applicant adjusted the plan showing an interior door between ADU's. A motion was made by George, seconded by Paul, to approve the ADU application for Tax Map 413 Lot 38 from Anne Weidacher of 29 Trout Run Rd. All were in favor.

ZEO Monthly Report

All board members looked over the ZEO monthly report.

The next CIP Meeting is August 16, 2018 at 6:30pm.

The next Planning Board Meeting is September 6, 2018. On the agenda will be Rules of Procedure and RSA 155E.

A motion was made by Elaine, seconded by Grace, to adjourn the meeting.
Meeting adjourned at 8:35pm.