

Approved: _____
Approved with changes: _____

Effingham Planning Board Meeting
Town of Effingham offices, 68 School Street
February 7, 2019

5 **Members Present:** Theresa Swanick (Chair), George Bull (Vice Chair), Gary Jewell (Signing Sec) Mike Cahalane (Selectmen's Rep), Paul Potter, Elaine Chick, Grace Fuller

Others Present: Rebecca Boyden (Effingham ZEO), David Strauss, Chuck Fuller

10 Meeting called to order at 6:35pm. Quorum established

Third Preliminary Consultation re Whitaker-Fadden Subdivision

15 Paul King and assistant David Halpin arrived to explain new conceptualization of the yet to be proposed 4-lot subdivision on Green Mountain Road with two lots on Jack Russell Rd. Instead of the dogleg lot around the lot on the corner of Green Mt. Road and Jack Russell Road, there has been discussion of a lot line adjustment with the abutter on the southern boundary along Green Mountain Road, Alan Prentice. The lot line adjustment would swap land to achieve the 200' frontage on Green Mountain Road for the current house lot, adding 60 feet of frontage.

20 Mr. Prentice's lot is currently non-conforming. The Board stressed that lot cannot be made more non-conforming with a lot line adjustment. Setbacks cannot be made less conforming.

25 In addition to the line adjustment, another 10-acre lot behind Mr. Prentice's second adjoining lot to this south will be granted to Mr. Prentice.

30 Gary Jewell drew on the chalkboard how the Prentice house lot could be drawn to be more square and possibly even more conforming to setbacks. It was reiterated it cannot be made less conforming that it is currently.

Paul Potter stressed the desire for a site visit when the snow melts to observe the wetlands water issues with drainage and runoff.

35 The now 5-lot subdivision (including one lot going to Mr. Prentice) and the shared boundaries of Mr. Prentice's lots will all be surveyed.

Mr. King and Mr. Halpin left the meeting.

Minutes

40 Grace Fuller made notes of a number of typographical corrections for the minutes of 1.17.19. Paul Potter motioned and George Bull seconded to approve the minutes with those corrections. Approved.

45 Elaine Chick motioned and Paul Potter seconded to approve the minutes of 1.31.19. Approved.

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Warrant Articles

50 Theresa handed out final warrant articles for the ballot from the town clerk. Apparently DRA
opined that names of petitioners should no longer be on petitioned warrant articles. Does this
apply to zoning petitions that are on the ballot vs. the financial warrant. Does DRA have say over
the zoning ballot? The draft removed the name but also that it was even petitioned. Theresa will
speak to the town attorney in the morning and to the town clerk so that either the warrant article
states it is petitioned or that the PB disapproval pertained to a petitioned warrant article, or both.

55

Correspondence

60 The Governor Wentworth School District Superintendent wrote a letter re plans for a solar field
array to power Effingham and Ossipee elementary schools. The Chair will write a letter back
regarding the requirement for Site Plan Review, suggesting it might be productive and helpful
for a representative of the project concept to come in for preliminary consultation.

65 The Zoning Officer's January 2019 and February 2019 monthly reports with attachments were
passed around and read by the Board members.

Old Business

70 A complete reading was heard of the substantially revised Rules of Procedure. A second full
reading will take place February 21, 2019 at 6:15 pm prior to the CIP meeting.

New Business

75 It was decided the priority for 2019 is the CIP, already begun. Master Plan revision will occur
likely after CIP, with a plan of tackling one chapter at a time over time for manageability.

Next Meeting

February 21, 2019 at 6:15 before the CIP meeting. Next regular meeting is March 7, 2019.

Adjournment

80 Elaine Chick motioned to adjourn, seconded by Grace Fuller. All in favor, except Mike Cahalane
abstained.

85 Meeting adjourned at 8:11 PM

Respectfully Submitted by Theresa Swanick