

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board

April 11, 2019

Members Present: Mike Cahalane, Elaine Chick, Paul Potter, Theresa Swanick, Gary Jewell

Members Absent: George Bull, Grace Fuller

Others Present: Nate Fogg, Dianne Park, Rebecca Boyden, Effingham Zoning Enforcement Officer, Paul King, Surveyor, Dave Halpin, Surveyor, Tim White, Dave Strauss, Ginny Strauss, Bob Rzewnicki, Tracy Cragen, Tom Schwartz, Bruce Cragen, Keith Newbegin, Jacqueline Newbegin, Alan Prentice

Meeting called to order at 6:45pm

Public Hearing called to order at 6:45pm

The Public Hearing is for a proposed 4-lot Whitaker Fadden Subdivision and lot line adjustment on 250 Green Mountain Rd., Effingham, NH Tax Map 408 Lots 41, 42 and 45. Theresa Swanick introduced all board members.

Complete Application

The board went through the application check list making sure all necessary information was present. Information necessary was:

1. Completed Application Form
2. List of abutter names, including yourself, with map and lot numbers and mailing addresses.
3. Engineers, Surveyors and all other professionals whose seal appears on the plat must be included on your abutter's list with mailing addresses.
4. Four copies of a plat drawn by a licensed surveyor or engineer. The size of the plats shall be 22"x34" or 24"x36" with a scale of 1 inch equals 100 feet or larger.
5. Upon approval a Mylar of 22"x36" will also be required.
6. Three sets of mailing labels with the name and address of each abutter along with a business size envelope for each.
7. Certified mail receipt with return receipts for each abutter to be notified.
8. Payment to the Town of Effingham for the applicable fees.

All information was present. There was a motion by Elaine, seconded by Gary, stating the application was complete. All were in favor.

Application Approval

Paul King, Surveyor, presented the application. Paul explained all lots and the sizes of each as well as the boundary line adjustment. Also explained were the topographical contours of the properties in question. A typographical error was found on the map listed as Tax Map 48 instead of 408. This error will be corrected.

Rebecca, Effingham Zoning Enforcement Officer, had a question on the acreage shown on Lot 42. The tax map shows 2.0 acres but after being surveyed the lot is 1.74 acres making the lot go from a conforming lot to a non-conforming lot.

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The wetlands were explained. The wetlands start out as a seasonal stream and run into wetlands. Paul Potter had a question on section 5.2.A.2 of the Subdivision Regulations which states 'No lot will have a length to width ratio more than 4 ½ times the frontage. Paul King said a waiver would be presented for this point if necessary.

Paul King presented a map showing the lots in question minus all lots on Jack Russell Rd.

Rebecca Boyden voiced her continued concern about the discrepancy of lot 42. The conforming lot going to a non-conforming lot.

Abutter's Concerns

Theresa asked abutters to voice their concerns.

Tim White voiced a concern about lot 42 not currently on record as a non-conforming lot.

The board asked Paul King if the lot owner, Mr. Alan Prentice, knew that his lot (lot 42) was going from a conforming lot (2.0 acres) to a non-conforming lot (1.74 acres). Paul King did not know if Mr. Prentiss realized this.

Dave Strauss said the stream leading into the wetlands was not a seasonal stream. Stating he has never seen it dry in the 9 years he's lived there. Dave also had a question of Section 16 & 18 of the Zoning Ordinance concerning wetlands and wetland buffers. Dave had concerns about the driveway going over the stream and asked if there could be a condition of approval for this to make sure the stream did not affect the driveway placement.

The board had a discussion on Special Use Permit, wetlands crossing and driveway placement. Theresa read a letter from abutter Ann Foley who lives at 272 Green Mountain Rd. Ann had a concern about wetlands development next to her property.

At 7:45pm Mr. Alan Prentice, owner of the non-conforming lot 42 entered the meeting. After looking at the surveyor's map he stated he did not realize his lot was going from conforming (2.0 acres) to non-conforming (1.74 acres). The board explained conforming lots vs. non-conforming lots to Mr. Prentiss. The applicants are going to try and make the non-conforming lot conforming. The lots on Jack Russell Rd. will be presented in a new application. The public hearing will be continued for lots 41, 42 & 45.1 as well as the lot line adjustment.

A motion was made by Mike, seconded by Gary, to continue the hearing on May 2, 2019 at 6:45pm. All were in favor.

A motion was made by Elaine, seconded by Paul, to adjourn the meeting.
Meeting adjourned at 8:10pm.