

Approved: \_\_\_\_\_  
Approved with changes: \_\_\_\_\_  
Unapproved: \_\_\_\_\_

## **Effingham Planning Board**

### **May 2, 2019**

**Members Present:** Theresa Swanick, Elaine Chick, Paul Potter, Mike Cahalane, George Bull, Grace Fuller, Gary Jewell

**Members Absent:** None

**Others Present:** Dianne Park, Nate Fogg, Rebecca Boyden, Erik Jones, Dave Strauss, Paul King, Surveyor, Dave Halpin, Surveyor, Jim Rines, President White Mountain Survey Co.

Meeting called to order at 6:30pm.

### **Minutes**

A motion was made by George, seconded by Grace, to approve the minutes from April 4, 2019 as written. All were in favor.

A motion was made by Paul, seconded by Elaine, to approve the minutes from April 11, 2019 as amended. George and Grace abstained everyone else was in favor.

Page 2, first paragraph. Add after the first two sentences: 'Theresa Swanick noted that it appears that access to the Jack Russell Road lot would require a special use permit. Mike said perhaps a wetland scientist should be required to determine the limit of the wetlands which may determine the best location to cross the wetland/stream with one or two driveways.'

Pages 2, first paragraph, make a new paragraph starting with 'Paul Potter had a question...'

Page 2, change any reference to 'Mr. Prentiss' to 'Mr. Prentice'

### **6:50pm Continuation of Whitaker-Fadden Subdivision Public Hearing from April 11, 2019**

The Public Hearing for proposed Whitaker-Fadden Subdivision and lot line adjustment on 250 Green Mountain Rd., Effingham, NH Tax Map 408 Lots 41, 42 and 45 resumed. Theresa Swanick introduced all board members and those present. The 4-lot subdivision that was reviewed on April 11, 2019 had been reduced in the midst of the hearing on April 11 by 2 lots from a 4-lot subdivision to a 2-lot subdivision including a lot line adjustment.

Paul King, Surveyor, handed out a third new plan in this application and presented the 2-lot subdivision as now having two (2) lot line adjustments, both affecting Mr. Prentice's Lot 41. The Planning Board reviewed the new plan and found that while Tax Map 408- 41 was being increased to a 2-acre lot so that it would remain a conforming parcel, the additional area was now being proposed to come from another lot owned by Mr Prentice, not from property owned by Whitaker-Fadden. The Planning Board was concerned because this was not what was discussed at the previous meeting after Mr. Prentice had been summoned by Mr. King's assistant (Dave Halpin) to appear on April 11<sup>th</sup>. Mr. Prentice was again not present to verify that the new lot line adjustment met with his approval.

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Mr. King stated the two lot line adjustments were moving forward in the subdivision application. The board asked Mr. King if he had been appointed to represent Mr. Prentice and, if yes, did he have a written letter stating this. Mr. King has not been appointed to represent Mr. Prentice. The Planning Board will not move forward without ensuring that Mr. Prentice is aware that the additional lot area is coming from his own property.

Furthermore, the new lot line adjustment between Mr. Prentice's lots Tax Map 408-41 and 408-42 was not part of the original applications. The new lot line adjustment between the two Prentice parcels needs to be properly noticed per state law before it can be reviewed. The board stated that a separate application was needed for the second lot line adjustment between Mr. Prentice's two lots.

The Planning Board also told Mr. King the second lot line adjustment application needs to be heard before the 2-lot subdivision with its own lot line adjustment. Mr. King indicated he intended to file an additional application and provide abutters labels and fees for the new abutter and public notices. The Planning Board agreed that the 2-lot subdivision and 2 lot-line adjustments could be presented on one plan.

Dave Strauss, abutter, said the reason the application was continued until this month was to get a 2-lot subdivision approved before the lots crossing wetlands and asked the board to look at Effingham Zoning Ordinance Section 1605:B, 'Permitted Uses in Wetlands and Wetlands Buffers' re alternative access. The board said the lots pertaining to the wetlands, on Jack Russell Rd., would be coming in a separate application and would be addressed separately, and the applicant can retain any necessary easement or rights of way for access to future subdivided lots in this subdivision.

This public hearing will be continued until June 6, 2019 at 6:45pm.

Public Hearing continued at 7:30pm.

### **7:35pm Camp Marist Minor Site Plan Review Public Hearing**

Jim Rines, was before the board representing Camp Marist for a minor site plan review. Camp Marist would like to add a 16'x19' addition to the Sailors Cottage to increase the number of fixtures in the bathroom. The showers would go from 3 to 7, the toilets would go from 3 to 7 and the sinks would go from 4 to 8. There would be no change in the population of the cabin. Jim asked for a waiver on detailing the information for the whole camp. The detailed information was present for the area in question.

The board went through the application making sure it was complete. A motion was made by George, seconded by Paul, to accept the application as complete. All were in favor.

A motion was made by Mike, seconded by George, to accept all waivers to the application. All were in favor.

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A motion was made by George, seconded by Paul, to approve the application by Camp Marist for a Site Plan Review. All were in favor.

Public Hearing closed at 7:45pm.

Theresa handed out the corrected version of the Subdivision Regulations. These will be approved at a Public Hearing on June 6, 2019.

The board went over the Zoning Officer Monthly Report.

The next Capital Improvement Plan Meeting will be on May 30, 2019.

The next Planning Board Meeting will be on June 6, 2019.

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