

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

**Effingham Planning Board**  
**June 6, 2019**

**Members Present:** Theresa Swanick, Elaine Chick, George Bull, Paul Potter, Grace Fuller, Gary Jewell, Mike Cahalane (6:50pm)

**Members Absent:** None

**Others Present:** Dianne Park, Rebecca Boyden, Paul King Surveyor, Dave Halpin Surveyor, Ian McMillan Effingham Police Officer, Joyce Upson

Meeting called to order at 6:30pm.

**Minutes**

A motion was made by Elaine, seconded by Grace, to approve the minutes from May 2, 2019 as written. All were in favor.

Joyce Upson, owner of L-Mays Trading Company, was present explaining she has closed the store and the building is for sale. She lives across the street and has merchandise in her garage and house. She wants to open an Estate Sale Business, not at regular hours but by chance or appointment only. There are no additional employees. How or what does she need to do next? The board advised her to go through the Home Occupation Check-list to see if her business is exempt from Site Plan Review. If not she needs to come before the board with a Minor Site Plan Review.

**6:45pm Continuation of Public Hearing from May 2, 2019**

**Continuation of Subdivision and Boundary Line Adjustment for Whitaker-Faden by Paul King**

Theresa introduced all board members and those present. Paul King presented a new plan to the board along with 2 new lot line adjustments and an Authorization of Agent form signed by Alan Prentice. Alan noted he approves of the new plan as drafted. The new plan is dated May 15, 2019.

A motion was made by Paul, seconded by George, to approve the revised Subdivision Plan and 2 Lot Line Adjustments. The plan is dated May 15, 2019 and signed June 6, 2019. All were in favor.

Paul King asked the board to come for a site visit before the second part of the subdivision comes before the board. The lots for the new subdivision contain wetlands. After discussion it was decided that the board would hire their own Wetland Scientist, at the expense of the applicant, and do a site visit with their Wetlands Scientist. Paul King stated the applicant would hire a Wetlands Scientist to delineate the new subdivision lots.

**Public Hearing ended at 7:20pm.**

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

Michael explained his conversation with Mr. Prentice regarding last month's proposed lot line adjustment. Further explaining Mr. Prentice had no knowledge of the proposed lot line adjustment. The board held an informal discussion on the proposed future subdivision through wetlands and what is required.

**Sign Camp Marist Site Plan Notice of Decision (approved May 2, 2019)**

No Approval of Decision letter was present to be signed. Theresa will write an Approval of Decision Letter, sign it and send it out to the appropriate people.

**Letter of nomination of Mark Hempton to Lakes Region Planning Commission**

A letter of nomination was received from Mark Hempton asked to be appointed to the Lakes Region Planning Commission. Theresa will reach out the Mark asking if he would also be an alternate to the Effingham Planning Board. A motion was made by Elaine, seconded by George, to send the signed letter of nomination for Mark Hempton to the Lakes Region Planning Commission to the Board of Selectmen for approval. All were in favor.

**Capital Improvement Plan Update**

Grace gave an update to the Capital Improvement Plan. A revised Vehicle Template was finalized and will be completed for the next meeting. There was a discussion of roads in town and a Road Input Form is being drafted for distribution to the Board of Selectmen, Police and Fire Departments.

**ZEO Monthly Report**

The ZEO Monthly Report was gone over by all board members.

**Reminder for Next Meeting**

The Town Regulations need to match the Rules of Procedure.

A motion was made by Elaine, seconded by Grace, to adjourn the meeting.  
Meeting adjourned at 8:00pm.