

Approved: _____
Approved with changes: _____
Unapproved: _____

**Effingham Planning Board
Meeting Minutes
November 14, 2019**

Members Present: Theresa Swanick (chair), George Bull (vice-chair), Mike Cahalane (selectman's rep), Paul Potter, Elaine Chick, Mark Hempton (alternate), Grace Fuller (arrived 7:05pm)

Members Absent: Gary Jewell (recording secretary),

Others Present: Nate Fogg, Rebecca Boyden, Ian McMillan (police sergeant), Joe Currier, Bob Klein, Mark Garland, Erik Jones, Billie Lunt.

Meeting called to order at 6:30pm

Alternate Mark Hempton was seated in place of Gary Jewell

Minutes

The board reviewed the minutes from October 3rd.

Elaine Chick made a motion to approve the minutes from 9/5/19 as corrected. George Fuller seconded the motion. The motion carried 6-0.

Application Acceptance

Theresa Swanick introduced the application that was being considered and that if the application is accepted as complete, the PB may enter into a public hearing for the application.

Jim Rines from White Mountain Survey and Engineering gave a general overview of the proposed application for Ossipee Lake Campground to add 18 sites to the campground. Several permits need to be obtained including both state and federal. There is one easement on the easterly side of the campground. The easement is described but not shown on the site plan. The easement is shown on one of the plans of record.

Nate Fogg confirmed that proper notification had been sent to abutters, posted in town, and advertised in the Conway Daily Sun on Friday, November 1st.

A motion was made by George Bull to accept the application as complete. Mark Hempton seconded the motion. The motion carried 6-0.

Jim Rines described the waivers requested in the application, which included Section 6.2 (B)6, related to showing all structures on the site and within 200 feet of the site. Noting that the information would not help the PB make their decision, while placing a burden on the applicant.

A motion was made by Mike Cahalane to approve the waiver as requested. Paul Potter seconded the motion. The motion carried 6-0.

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Meeting Minutes
November 14, 2019**

The PB agreed that they could hear the application.

Public Hearing

Theresa Swanick opened the public hearing for the application at 7:00pm.

Mr Rines explained that the campground is approved by the New Hampshire Department of Environmental Services (NHDES) for 190 campsites. There are currently 184 campsites in the campground. They will need to seek state subdivision approval for 12 campsites. 6 of the proposed campsites are covered under the existing state approval.

3 of the new campsites will be added to area 1 of the campground and will tie into the existing septic and water system. The remaining 15 campsites will require a new septic system and will either be added to the existing water system or connected to a new water system.

Each campsite will contain 1,800 square feet of area, be located over 50 feet from the delineated wetlands onsite and have 2 parking spaces.

The 15 campsites not added to area 1 will be located along a proposed camp road.

The current water system is considered a transient, non-community public water supply regulated by the state.

No change is proposed in hours or days of operation. Trip generation data was provided with the application. The increase in trips is negligible.

Mr Rines noted that if the PB found the application ready to approve, there would need to be several conditions of approval added to the approval including: the waiver information, state subdivision approval, state septic approval, state water supply approval, a revised DOT driveway permit, and an EPA stormwater permit.

The PB asked about wetland delineation. Mr Rines confirmed that the site had been investigated by a wetland scientist and a soil scientist and the jurisdictional wetlands had been shown on the plans. The PB asked if any new lighting was proposed. Mr Rines stated that there would be no new lighting in the campground. He also noted that the 2 existing wells are tested periodically, and results are given to and monitored by the state.

The proposed sites are designed for RVs. Many of the older campsites have decks and sheds attached to them. There are currently 32 campsites in area 1 and there are 7 different areas in the campground. Mike Cahalane wondered whether the fire chief should be asked for any comments.

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Billie Lunt is an abutter and also represents the abutting Phillips Brook property. She is concerned about additional impact on Lake Ossipee including flooding and the septic system. She also has trespassing concerns because of previous issues with the campers.

Mr Rines explained that the normal elevation of Lake Ossipee is 407.25, which is controlled by the state. The associated flood elevation for the lake is 414'. The proposed campsites and septic system are all located 4-5 feet above the flood elevation of the lake and should not have any impact on the lake. The roads in the campground are all gravel and the proposed campsites are proposed to be located on a gravel road.

The previously approved waiver was noted.

Conditions of approval would need to include:

1. NHDES State Subdivision Approval,
2. NHDES State Septic Approval,
3. NHDES Water Supply Approval,
4. NHDOT Revised Driveway Permit, and
5. EPA Storm Water Pollution Prevention Plan

A motion was made by Mike Cahalane to conditionally approve the Major Site Plan Application for Ossipee Lake Campground for 18 new campsites. (conditions listed above). George Bull seconded the motion. The motion carried 7-0.

The public hearing was closed at 7:56pm.

Other Business

Grace Fuller asked why there was not a vegetative buffer required for the campground. It was noted that a reasonably large vegetative buffer exists between the 18 proposed sites and the property lines.

CIP Final Review. The final CIP was reviewed, and several minor changes were made the final document.

A motion was made by George Bull to adopt the CIP as amended. Grace Fuller seconded the motion. The motion carried 7-0.

Theresa Swanick thanked all individuals and groups involved in pulling all of this information together.

No CIP meetings until January.

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The PB will hold a work session on November 21st at 6:30pm to review proposed zoning amendments.

ZEO Report

Rebecca Boyden noted that the state informed her that the Berry Pond Dam will be rebuilt. Jim Gallagher has informed her that the state is exempt from site plan review. The PB agreed that the ZEO is covered by Mr Gallagher's letter for any permit requirements. A legal opinion will be sought from town counsel.

A building permit has been issued for the Solar Panels at the school. Should have a site plan review. Ask to counsel about this also.

A deal has been reached with Varney Logging to resolve the ongoing zoning issue.

Adjournment

A motion was made by Elaine Chick to adjourn the meeting. The motion was seconded by George Bull. The vote was 7-0 in favor and the meeting adjourned at 8:44pm.