

Approved: _____
Approved with changes: _____
Unapproved: _____

Effingham Planning Board
Meeting Minutes
October 29, 2020
(via video conference call)

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

Members Absent: Gary Jewell (recording secretary).

Others Present: Nate Fogg, Paul King, Anne Foley, David Strauss.

Meeting called to order at 6:00pm. Quorum present.

Mark Hempton was seated for Gary Jewell.

Public Hearing (Whitaker-Fadden)

The 10-27-20 review letter from HEB Engineers were shared with Paul King, David Strauss, and Anne Foley.

Theresa Swanick reviewed the site walk notes. Those present at the site walk included Elaine Chick, Mike Cahalane, Grace Fuller, Anne Foley, Anne Foley's brother, Dave Strauss, Paul Potter and Paul King.

TS noted that the land is steep and there is a large gully.

MC noted that there is also a small gully. Does this need a culvert also? He was pleased that HEB had recommended a 30" culvert under the driveway. He also noted that where the driveway begins at Jack Russell Road, there is a diversion ditch to direct water away from the road this diversion needs to continue directing runoff away from the road.

EC noted that the driveway culvert had changed from 15" to 30". She asked if the culvert was round because it looked like an oval on the plan. PK noted that the exaggerated vertical scale of the drawing made the round culvert look oval.

AF asked why the driveway needed to be located on Jack Russell Road and not on Green Mountain Road.

TS noted that the Jack Russell entrance was being presented and that is what they PB needed to evaluate.

GB notes that the lots must have access points and this is what is presented to them.

Dave Strauss brought up Sections 1605, 1607, & 1601 of the zoning ordinance. It is obvious that there is another access possibility that would not disturb wetlands.

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EC is not comfortable without seeing the full driveway design all the way to the road (not just the wetland crossing area.)

MC noted that section 2 of the subdivision regulations requires that the full driveway be shown on a plan and that Jack Russell Road must be protected. He also reiterated what he brought up at the last hearing that installation of the driveway must be part of the subdivision approval.

EC asked if the driveway crossed more wetland. PK noted that it did not.

Washouts of Jack Russell Road have occurred in the past. The diversion ditch has lessened the extent of these washouts and must not be eliminated. Water must be able to move away from the road.

MH would like to see a plan of the full drainage area.

PK noted that the drainage area is shown on the plan. He will do a complete driveway design to show road and wetland drainage.

TS how much time is necessary.

PK felt that he could have something ready for review within a week.

DS asked why not consider an alternative access.

MC noted that this is a viable option and must be considered.

TS asked if we could continue until November 12, 2020.

A motion was made by Elaine Chick to continue the Whitaker-Fadden public hearing until 11/12/20 at 6:15pm. The motion was seconded by George Bull. A roll call vote was taken George Bull- aye, Mike Cahalane- aye, Mark Hempton- aye, Grace Fuller- aye, Elaine Chick- aye, Paul Potter-aye, and Theresa Swanick- aye. The motion passed.

Sanborn Farm LLC Lot Merger 404-6 & 404-3

The PB reviewed the Lot Merger Application for Sanborn. The Sanborn's purchased a piece of land from the town. They are combining it with their other contiguous property. Both parcels are in the same ownership and there are no mortgages.

A motion was made by Mike Cahalane to approve the Sanborn Farm LLC Lot Merger. The motion was seconded by George Bull. A roll call vote was taken George Bull- aye,

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Mike Cahalane- aye, Mark Hempton- aye, Grace Fuller- aye, Elaine Chick- aye, Paul Potter-aye, and Theresa Swanick- aye. The motion passed.

Adjournment

A motion was made by Grace Fuller to adjourn the meeting. The motion was seconded by Paul Potter. A roll call vote was taken George Bull- aye, Mike Cahalane- aye, Mark Hempton- aye, Grace Fuller- aye, Elaine Chick- aye, Paul Potter-aye, and Theresa Swanick- aye. The motion passed and the meeting adjourned at 8:45pm.