

**Effingham Planning Board**  
68 School Street, Effingham NH 03882  
pb.admin@effinghamnh.net

**Notice of Decision**  
**Major Subdivision Application**  
**Tax Map 408 /Lot 45**

At a **March 11, 2021** public hearing, the Effingham Planning Board unanimously **conditionally approved**, the Subdivision Application submitted by Harold F. Whitaker and Tom A. Fadden, PO Box 416, Center Conway, NH 03813, for a 3-lot subdivision at 250 Green Mountain Road with a single, shared-access driveway to two new lots on Jack Russell Road. The Application, dated May 11, 2020, was heard on: July 2, August 6 and 20, October 1 and 29 (with a site walk on October 3), November 12, and December 3, 2020, and January 21, February 4 and March 11, 2021. Approval based upon conditions of Special Use Permit approved on the same date.

Conditions Precedent:

1. The subdivision shall not be deemed approved unless, until and subject to a surety is provided of \$25,500 for performance guarantee and inspection of driveway access road installation. The form of the surety to be agreeable to the applicant and Effingham Select Board.
2. The Applicant shall provide the Planning Board with a mylar copy of plans for signing and recording pursuant to the Effingham Subdivision Regulations.

Conditions Subsequent:

1. Approval is based upon adherence to plan entitled "Subdivision Plan of Land in Effingham NH Property of Harold R Whitaker and Tom A Fadden" surveyed January 2019 by Paul L King, drawn by D. Halpin March 2019, revised January 31, 2021.
2. Approval is based upon adherence to plan entitled "Topographic Plan of Land in Effingham NH Property of Harold R Whitaker and Tom A Fadden" surveyed January 2019 by Paul L King, drawn by D. Halpin March 2019.
3. Approval is based upon adherence to plan entitled "Wetland Application Plan of Land in Effingham, NH Property of Harold R Whitaker and Tom A Fadden" prepared by Paul L King, LLS. May 2020 "Sheet 2", revised September 23, 2020, October 6, 2020, November 5, 2020, November 18, 2020, and December 18, 2020.
4. Approval is based upon adherence to plan entitled "Driveway Plan Effingham NH Property of Harold R Whitaker and Tom A Fadden" prepared by Paul King LLS November 2020, revised December 18, 2020.
5. Installation of the single, shared-access driveway must be installed according to the specifications in the plans noted above, within 18 months of approval.



Theresa Swanick, Chair

3/17/2021  
Date

Any person aggrieved by a decision of the Planning Board may file an appeal with the Carroll County Superior Court pursuant to NH RSA 677:15. This notice is available for inspection from the files of the Effingham Planning Board.

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