

Approved: _____ Approved with changes: 2/17/22

**EFFINGHAM PLANNING BOARD
MEETING MINUTES
DECEMBER 2, 2021**

Members Present: Theresa Swanick (chair), Elaine Chick, Paul Potter, George Bull, Dave Garceau (alternate, seated for Grace Fuller), Lenny Espie (Selectmen’s representative)

Members Absent: Grace Fuller, Gary Jewell

Others Present: Nate Fogg, Rebecca Boyden, Michael Cahalane, Tim Otterbach, Cory Lane
Via Zoom: Anne Leverette, Marie Hanson, Blair Folts, David Smith, Billie Lunt, Tara Schroeder

Meeting called to order at 6:31 pm. Quorum present.

NEW BUSINESS

1. Discussion with Tracker’s Grocery about Site Plan/Zoning compliance
 - a. Anne Leverette (formerly Papollo): Tried to find a permit (called and missed it online) and had to move forward due to high lumber prices. Ms. Boyden showed her where the permit applications are located on the web. Ms. Leverette sought two permits and paid: one for shed, one to enclose porch. Two issues – 1) shed in setback and needs to go to the ZBA for a variance for the shed to be located within a setback. 2) as it is a nonconforming commercial property, any expansion also goes to ZBA for Special Exception. After ZBA rules, she’ll need to apply for site plan approval.

OLD BUSINESS

1. Discussion of Zoning Amendment Proposals
 - a. Section 609 – title changed to Individual Sewage Disposal Systems. Item B was revised. Elaine Chick moved to approve, George Bull seconded, Motion passed.
 - b. Section 707 – discussion of item A re sufficient access. George Bull moved to approve revision, Elaine Chick seconded, Motion passed.
 - c. Section 1011 – item C: “minimum” setback requirements should be 50 ft front, side and rear. Edits to f. George Bull moved to approve revision, Paul Potter seconded, Motion passed.
 - d. Section 1035 – items c and f revised to match 1011. Elaine Chick moved to approve revisions, George Bull seconded, Motion passed.
 - e. Section 1402 - discussion of this section. Chair asked board for suggestions on revising the updated content be sent to her. Tabled for two weeks.

CORRESPONDENCE

1. ZEO report was presented but not discussed

REVIEW OF MINUTES

Motion to accept November 4 minutes as amended, by Elaine Chick, seconded by George Bull, passed.

Motion to accept November 18 minutes by Elaine Chick, seconded by Paul Potter, passed. George Bull and Lenny Espie abstained.

Motion to adjourn: Paul Potter Seconded by: George Bull
Adjourned at 9:02pm

Minutes submitted by Pat Piper