

**Effingham Planning Board  
Meeting Minutes  
March 3, 2022**

**Members Present:** Theresa Swanick (chair), Elaine Chick, George Bull, Lenny Espie (Selectmen's rep), Grace Fuller, Gary Jewell, Dave Garceau (alt., seated for Potter)

**Members Absent:** Paul Potter

Meeting called to order at 6:30 pm. Quorum present.

1. At last work session, how to handle very minor site plans was discussed. It was added to category of exemptions. In addition, 10 copies instead of 4, deletion of requirement for recording at Registry of Deeds, and adding to minor cottage industry after the words Home Occupation.
  - a. MOTION: George Bull moved to adopt changes to site plan review regulations as reviewed and discussed. Grace Fuller seconded. Roll call: unanimous Aye
2. Tim Otterbach: Presented waiver request for GMCG lab renovation site plan. Chair read request to those present.
  - a. MOTION: George Bull moved to accept and grant request for waiver of site plan for GMCG lab. Elaine Chick seconded. Roll Call: unanimous aye.
3. Continued Hearing from 2/3/22 Hertel Subdivision: Application distributed to board. Application accepted last meeting and board asked for more information added to master plat. The Board looked freshly at new plan.
  - a. Lot 6 and 7 – George Bull: brought up concerns wetlands at access point. May require a special use permit. Difficult to make judgment without better clarification. Mr. Hertel: Wetlands were flagged by a wetland scientist and there is an existing old access road from previous logging. Mr. Bull wants to see more the wetland scientist detail. Mr. Hertel said he will provide enlarged detail of access areas in question.
  - b. Elaine Chick expressed concern about driveways exiting to Route 153. Had an internal road been considered? Mr. Hertel said engineers didn't condone the internal road. He said, "One abutter doesn't want an internal road."
  - c. Mr. Hertel will see Rebecca Boyden regarding driveway permits. He feels very strongly that the lots are buildable, and was frustrated with the continual questioning of his plans.
  - d. Ken Bogacz of 49 Rumney Hill, an abutter, discussed the land and is in support of this subdivision.
  - e. MOTION: Grace moved to continue this until our April 7 meeting at 6:30. Lenny Espie seconded. Roll Call: Unanimous aye.

4. Cathleen Lapierre, map 408 lot 26, 347 Green Mountain Rd. Structure built in wetlands buffer without a building permit. Can't remove a structure from a wetland without a special use permit. Owner critical of customer service from the town. Zoning Ord. Pg 31, permitted uses...if the structure can be moved now while the ground is frozen, Chair asked if the special use permit can be waived. However, if the structure is moved at any other time, a special use permit will be needed. Pg 33 – special use permit waiver. If the person who is contracted to remove the structure comes before the board, presents a plan, the full extent of the special use permit maybe could be waived. Another better option discussed was dismantling the cabin and removing it that way. She will need the building permit from Zoning Officer.
  - a. MOTION: George Bull motioned that if the cabin is dismantled and removed without heavy equipment the board has determined under 1605 this is a permitted use to dismantle and remove materials. Grace Fuller seconded.  
Roll Call: unanimous
5. Anne (Papallo) Laverette - Trackers Grocery – shed was placed on the property without a permit. Questioned the need to go to ZBA for a variance. Rebecca Boyden (ZEO) provided a copy of a document from 2005 of prior planning board proposal showing the property line beginning 17' in front of the porch. The ZEO stated a precedent was set by prior board, indicating this board should use 17' as the property line. The board acknowledged the document. Site plan may proceed.
6. Elaine Chick recommended we approve minutes at next work session. Board agreed.
7. Board agreed to discuss zoom policies and procedures at next work session on March 17 at 6:30pm.
8. MOTION: Elaine Chick motioned to adjourn. Seconded by Grace Fuller, all in favor.
9. Meeting adjourned at 9:18pm

Minutes prepared by Pat Piper