

Approved: _____ Approved with changes: 8/18/22 *Minutes are Draft until approved.*

**Effingham Planning Board
Meeting Minutes
June 2, 2022**

Members Present: Theresa Swanick (Chair), Elaine Chick, George Bull, Paul Potter, Grace Fuller, Lenny Espie (Selectmen’s Rep), Gary Jewell (Alternate seated for David Garceau)

Members Absent: Dave Garceau

Other Attendees: Nate Fogg (Land Use Clerk), Hertel Agent, Russell Downing, Mr. and Mrs. Townsend and Bryan Berlind (Townsend agent)

ZOOM Attendees: Steven Wright

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

Hertel Subdivision Review – Continued Public Hearing

1. The subdivision initially contained 7 lots. The Planning Board had questions regarding the wetlands in lot 6. An abutter is interested in purchasing 3 lots. Therefore, they merged lots 5 and 6 as new lot 5 – driveway off of Nutter Rd or Rte. 153. Hoping the board is comfortable with the change in order to provide approval. Identified both the survey and wetlands signatures on the plat. Elaine and Theresa signed and dated various copies of the plat, including the mylar provided by Mr. Hertel.
2. MOTION: George Bull moved to accept the 6-lot subdivision as submitted this evening. Seconded by Grace Fuller. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Gary Jewell – aye, Grace Fuller- aye. Motion passed.
3. Public Hearing closed at 6:51pm

Wright & Townsend lot line Adjustment Application

4. Townsend has negotiated with the Wright’s for of a portion of their lot; ZBA granted variance in order to make the Townsend property more conforming. Cannot ask for final approval because he doesn’t have the pins in yet. With encouragement from the board, he will take care of that in order for recording mylar.
5. MOTION: Grace Fuller accept lot line adjustment between Townsend and Wright to accept application as complete, pending the setting of the pins. Paul Potter seconded. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Gary Jewell – aye, Grace Fuller - aye. Motion passed.
6. MOTION: George Bull moved to approve the waivers as requested but to eliminate the notation of “etc.”. Gary Jewell seconded. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Gary Jewell – aye, Grace Fuller - aye. Motion passed.

7. MOTION: George Bull moved to conditionally approve lot line adjustment pending pin placement as per plat. Elaine Chick seconded. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Gary Jewell – aye, Grace Fuller - aye. Motion passed.

Perrault discussion of Cottage Industry proposal for butcher/slaughterhouse

8. Mr. Perrault explained his interest in supporting his farm and family. Estimated output: 2 beef a month, pigs in the fall. Deer in season – maybe 20-30 animals. Farm is 14 acres.
 - a. How will he dispose of waste? Compost at rear of property
 - b. Where are the farm and abutter wells versus the composting location? Grace Fuller is doing research into waste management that she wants to do before approving this application.
 - c. Need a narrative description of the project as well as a drawing that shows as much detail as possible, including location of compost, wells, abutters, etc. A description of how much compostable material is created from a 1,000 cow will help the board get a better idea of the waste situation.
 - d. Will try to meet and discuss his application during June 16 work session.

Russell Downing on behalf of Sarah Frohock – 189 Highwatch Rd

9. There is a Morton Building located on property located at 189 Highwatch Rd. ZEO sent him to Planning Board to determine the use classification. Interested in updating the Morton Building to be able to perform dog training classes. Sarah Frohock is interested in starting training classes on August 1.
10. Board determined that the use classification would be Cottage Industry. Elaine Chick received his email address and will send him the application form.

Meena Application

Theresa Swanick spoke to town counsel. Theresa will send the two opinions that have been presented by opposing groups to town counsel who will advise the board. The Board may schedule a non-public meeting on June 16 to discuss counsel's recommendations.

Printer

Town Administrator gave the library printer to the fire department. Theresa asked that the printer be returned, and a different printer provided to FD. Planning board requires the features provided by this printer, including color and duplexing. Theresa will take care of making this happen.

Shoreline Restoration – Tax Map 107, lot 11 – Alicia Paul

George Bull will talk to Rebecca Boyden to determine whether they need a special use permit.

Minutes Approval

1. May 5 Meeting Minutes

- a. MOTION: Grace Fuller made motion to approve 5/5/22 minute. George Bull seconded. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Gary Jewell – aye, Grace Fuller - aye. Motion passed.
2. May 19 Meeting Minutes
 - a. MOTION: Paul Potter made a motion to approve the 5/19/22 as amended. Grace Fuller seconded. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Gary Jewell – aye, Grace Fuller - aye. Motion passed.
 - b. MOTION: Grace Fuller made motion to accept non-public meeting minutes dated 5/19/22. George Bull seconded. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Gary Jewell – aye, Grace Fuller - aye. Motion passed.
 - c. Theresa met with Rebecca as requested and discussed by board and had a good conversation.
3. **TO DO:** Update subdivision regulations re: number of plat copies

MOTION: Grace Fuller moved to adjourn. Elaine Chick seconded. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Gary Jewell – aye, Grace Fuller - aye. Motion passed. Meeting adjourned at 8:50pm

Minutes prepared by Pat Piper