

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

**Effingham Planning Board
Meeting Minutes
August 4, 2022**

Members Present: Theresa Swanick (Chair), Elaine Chick, George Bull, Paul Potter

Members Absent: Grace Fuller, Lenny Espie, Dave Garceau

Other Attendees: Nate Fogg (Land Use Clerk), Rebecca Boyden (ZEO), Rich Fahey, Tim Otterbach, David Strauss, Seth Burnell (HEB agent of Mr. Strauss)

Meeting called to order at 6:35 pm. Quorum present.

Scuzzarella Issue re Class VI Road @147 Libby Road, Map 409, Lot 19

1. Ms. Boyden presented the question of issuing a building permit for a barn on undeveloped lot. Her question was whether the Class VI Road Policy of the town required comment by the PB. Text of the policy was reviewed and did not seem to require it. The use of the barn was board's question: zoning ord. distinguished between residential and non-residential. Further information is needed. There is septic (three-bedroom) approved. George had a similar situation and received permission from the Selectmen conditioned on ZBA variance; he still had to go to ZBA for Variance to have enough street frontage despite acreage (class VI road frontage cannot be used) to meet street frontage requirement of the zoning ordinance.
2. Chair said she needed to know legally if a policy adopted by the Select Board (2004) overrules Zoning Ord. of 2000 per nonresidential uses.

Strauss 3-lot Subdivision – Jack Russell Rd, Green Mt Rd, Map 408, Lot 34

1. Seth Burnell reviewed with the board the proposed 3-lot subdivision. The main issue is the request for waiver of compliance with Subdiv. Reg. Section 5.2.B which states that "no areas where the average slope exceeds 25% may be used to fulfill any part of the lot size requirement." Board would like a driveway profile or magnified detail of the driveway entrance that is consistent with steep slopes ordinance. Also, a site visit is desired by at least two members to site see in person.
2. MOTION: George Bull motioned to accept the application as complete. Elaine Chick seconded. All in favor. Motion passed. Chair gaveled open the hearing on the matter.
3. MOTION: George Bull motioned to accept the requested waiver. Paul Potter seconded. All in favor. Motion passed.
4. Applicant agreeable to unscheduled, unsupervised site visits by Mr. Bull and Mr. Potter.
5. MOTION: George Bull moved to continue the hearing to September 1, at 6:30pm. Elaine

Chick seconded. All in favor. Motion passed.

Printer

The new printer is slow: half hour to get 7-pg doc x7. Will try to swap for old one.

MOTION: Elaine Chick moved to adjourn. Paul Potter seconded. All in favor Motion passed.

Meeting adjourned at approximately 8:25pm

Minutes prepared by Theresa Swanick

TICKLER TO DO LIST: Update subdivision checklist re: number of plat copies