

**Effingham Planning Board  
Meeting Minutes  
February 2, 2023**

**Members Present:** Theresa Swanick (chair), Grace Fuller (scribe), Elaine Chick, Paul Potter, George Bull, Dave Garceau, Lenny Espie (Selectmen's representative)

**Not present:** Gary Jewell (alternate)

**Others Present:** Nate Fogg, clerk

Meeting called to order at 6:32 pm. Quorum present.

1. MEENA PUBLIC HEARING STATUS: Ms. Swanick stated that the Board will continue the Meena hearing. The Board must wait until appeal period ends before proceeding. Court's decision does not become final for 30 days, in order to allow interested parties to file an appeal. The 30-day window should expire before our next meeting (March 2).
  - a. MOTION: Elaine Chick made a motion to continue the Meena Public hearing to March 2, no earlier than 6:30 pm at this location. (Municipal town office). Seconded by George Bull. All accepted. Passed
2. LOTLINE ADJUSTMENT: Map 406 lot 65 and 66. Brian Berling represented the applicants. He explained that Mr. Hewlett has no road frontage, but does have a driveway easement for access to residence. Parties are requesting to do a land exchange to make the lot 66 more conforming and provide Mr. Hewlett with 99 feet of road frontage with 3.2 acres. Waiver requested for wetland scientist since both parties have current wells and septic with no changes; also waiver requested for percolation tests and review of unsuitable or unsafe lands.
  - a. Review of written waiver request: plat does not have wetlands delineated by wetland scientist. Except for one corner, rest of land is dry.
  - b. Note #7 on plat: There had been a survey subsequent to conveyance of deed; said survey is deemed to be inaccurate. Using the rationale that the deeds provide precedence, this merger would clear up the discrepancy with the survey.
  - c. MOTION: George Bull moved to accept the Boundary Line adjustment application as complete; seconded by Paul Potter. All accepted motion. Passed.
  - d. MOTION: George Bull made a motion to accept waivers as presented; seconded by Dave Garceau. All in favor. Passed.
  - e. MOTION: Paul Potter made motion to approve the boundary line adjustment; seconded by Elaine Chick. All in favor. Passed.
  - f. Reminder: need updated mylar from Mr. Berling, to be signed and filed.
3. INFORMAL CONSULT re: Accessory Dwelling Unit- Map 104 Lot 4 Preliminary discussion with Lisa Gardella, husband Mark and brother Russell.
  - a. Address: 45 Bailey Road. (Existing 20'x40' camp, with 20'x48' garage). They want to make an ADU for parents.
    - i. Existing Septic: currently rated for 2 bedrooms; Ms. Gardella wants to make the septic compliant for 4-bedrooms, including the house and garage.

- ii. Ms. Gardella explained they want to renovate the garage but would like to completely remove structure and rebuild. Elaine Chick commented they may want to leave the foundation to avoid having to apply for a NH DES Shoreland Protection permit for Province Lake.
  - iii. Ms. Swanick reminded the parties that they need to complete an ADU Application form. Ms. Gardella stated this had already be done.
  - iv. Mr. Bull cautioned that the state may need to review the plans for Shoreland Protection for septic design. The Board can approve the ADU, contingent that the septic is state approved. Also, applicant will need a demolition permit.
  - v. No other issues noted. Reminded the forms need to be submitted to Zoning Enforcement Officer.
- b. Subdivision- Map 104 Lot 2 and Map 103 Lots 1, 4 and 5– Ms. Gardella stated they would like to present a formal update on plans for modifying the lots at the farm, as discussed preliminarily with the Board last year. They will submit the application to Nate for next meeting.

4. MOTION: Ms. Chick made a motion at 7:05 to adjourn; seconded by Ms. Fuller.  
PASSED.

Minutes prepared by Grace Fuller  
Updated by Elaine Chick

**To Do list:**

- Update Subdivision Regulations: Number of Plat Copies
- Add dates to applications and forms.
- Home Occupation/ Cottage Industry