

**Effingham Planning Board  
Meeting Minutes  
July 6, 2023**

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**Members Present:** Elaine Chick (Vice Chair), Grace Fuller, Nate Williams, Paul Potter, Gary Jewell, Chris Seamans (Selectmen’s representative); Alternates: Mike Cahalane, seated for George Bull; Linda Edwards.

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**Members Absent:** George Bull (Chair), Bridget Perry

**Others Present:** Nate Fogg (Land Use Clerk), Patric and Tina Lepene (applicants), Mr. Daryl Remick (application consultation), Mr. Van Hertel (consultation), public audience.

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1. **Vice Chair Elaine Chick called meeting to order at 6:31 pm.** Recommended deferment of review of meeting minutes until next work session; no objections from any Board members.

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2. **First order of business: Lepene lot line adjustment**

- a. Tina and Patric Lepene, applicants were present.
- b. Draft plat and application paperwork provided.

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- Vice Chair Chick stated that the tax map number assigned to the lot (416-13) does not exist.
  - Mr. Lepene confirmed that was correct. He explained that the Zoning Enforcement Officer Rebecca Boyden had researched and determined that the previous surveys had not been recorded correctly. The correct information was in the files but had not been updated. He explained that the tax map 416 Lot # 15.1 will not be used and that new tax maps will show as Lot 13.
  - Board member Cahalane clarified that Cartographics, the vendor responsible for the mapping, will decide what the lot # is.
- Vice Chair Chick facilitated review of the application, which was determined to be complete.
- Land Use Clerk Nate Fogg confirmed that all abutters had been notified.
  - He also reminded the Board that mylar should reflect that the boundary monuments had been set; Mr. Cahalane also stated that the tax map information should be updated to reflect correct tax map numbers.
- **MOTION** made by Grace Fuller to accept the application as complete; seconded by Paul Potter. **PASSED.**
- **Vice Chair Chick opened the public hearing for the Lepene lot line adjustment at 6:47.**
  - Vice Chair Chick reconfirmed with Land Use Clerk Nate Fogg that all abutters had been notified.
  - Vice Chair Chick also reiterated that the Mylar shall be filed at the Carroll

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55 County Registry of Deeds, once it has been received at the Town Office and signed by the Chair and the Signing Secretary.

- Vice Chair Chick added the name of the project, “Lepene-Augenti Lot Line Adjustment” to the application, with the permission of the applicant.
- Applicants stated that they had hired Mr. Peter Cooperdock to confirm there are no wetlands.
- Vice Chair Chick facilitated review of the Subdivision Regulations, section 7.2, Plat Submission Items
  - 7.2.F – “Location and profiles with elevations of existing and proposed water, sewers, culverts.....” – not indicated on plat. Discussion about the need or not of adding.
    - **MOTION** made by Chris Seamans, seconded by Grace Fuller, to waive requirement to show location and profiles with elevations on the plat. **PASSED.**
  - Discussion about snowmobile trail indicated on the plat. There is no formal easement; there is a verbal agreement with the 7 Lakes Snowmobile Club.
  - 7.2.J – will use the existing driveway cut off of Molly Philbrook Rd.
  - Mr. Lepene advised he is waiting for the map and page # from the Registry filing for the sale of the property to the applicants from Mr. Augenti.
  - 7.2.N – location of perc test. Should be indicated on the Mylar. The applicant advised that the septic design was completed; he will ensure that the town receives copies of the perc tests and the septic design.
  - Mr. Cahalane reminded the applicant that he needs to get a town driveway permit.
  - No other issues noted.
  - **MOTION** made by Grace Fuller, seconded by Mike Cahalane, to approve the application, with a waiver for requirement 7.2.F (location and profiles with elevations of current and proposed water, sewer, culverts, ...); with the requirement that the perc test pit and final pins should be marked on the Mylar, and that the perc results and septic design are provided to the Town. **PASSED**
- **Public hearing on Lepene-Augenti lot line adjustment was closed by Vice Chair Chick at 7:09 pm.**

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3. **Remick consultation about potential subdivision of property on Remick Road.**
- a. Mr. Remick provided an overview of his proposed subdivision of property on Remick Road, to subdivide into 3 or 4 lots. Remick Road is a private road, maintained by the residents, with no formal agreement for road maintenance.
  - 95 b. Discussion held with Board. It was determined that the Province Lake District setbacks do not apply. The lots appear to have plenty of dry land, although there are wetlands on the lot behind this parcel being considered.
  - c. Mr. Cahalane reminded Mr. Remick of the need for perc tests and septic designs.
  - d. No issues noted by the Board.

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4. **Van Hertel consultation on potential subdivision of 10-acre lot into 2-3 lots, located off Nutter Road and Rte. 153.**

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- 105 a. Mr. Hertel provided an overview of the proposed subdivision of the 10-acre lot, previously subdivided from a larger lot in 2022.
- b. Mr. Seamans noted that there could be issues with sight distances for driveways. Vice Chair Chick referred Mr. Hertel to the Driveway regulations, section 6.1.B.
- 110 c. Mr. Jewell inquired about the lot sizes and shapes. Vice Chair Chick reminded Mr. Hertel to keep the lot shapes proportional as required. She also reminded Mr. Hertel about the potential issues with wetlands and the driveway, as noted in the previous subdivision Planning Board review and reminded him to refer to the Town's subdivision and driveway regulations.
- d. No further discussion
- 115 5. **MOTION to adjourn** made by Nate Williams, seconded by Grace Fuller, at 7:45 pm. PASSED.

Minutes prepared by Grace Fuller