

Approved: _____ Approved with changes: 12/21/2023 Minutes *are draft until approved*

**Effingham Planning Board
Site Walk Minutes
Oct. 24th, 2023**

Location: Rt 153 Effingham, Map 411 Lot 63-5

Members Present: George Bull (Chair); Grace Fuller, Gary Jewell and Paul Potter

Members Absent: Elaine Chick; Chris Seamans (Selectmen's representative); Nate Williams; Mike Cahalane (alternate); Linda Edwards (alternate) Bridgette Perry (alternate)

Others Present:

Jeff Hertel, Damon Burt (Wetland Scientist)

Site Walk started at approximately 3:15 PM.

Board members walked the part of the property with frontage on Rt 153 as well as inland in the general area where the proposed driveway and dwelling would go.

Clarification was made on where driveway was intended to go.

It was noted that location of driveway, as well as referenced utility poles, were different than on the original subdivision proposal.

Damon Burt of Fraggie Rock Environmental clarified wetlands locations and delineation. Members found delineation consistent with conditions on the ground.

It was suggested to the applicant by Grace Fuller to change boundary between 2 proposed lots to provide more contiguous buildable land. Other members agreed and applicant said they would take that into consideration.

Jeff Hertel was advised it seemed that there was enough acceptable land for a structure or dwelling and that it looked like a driveway could be designed to meet the Steep Slope regulations but that would depend on actual plan submissions.

Jeff Hertel was also advised that a Steep Slopes application as per Article 17 of the Effingham Zoning Ordinance would be required as a condition for subdivision approval.