

1 **Approved: _____ Approved with changes: _____ Minutes are draft until approved**

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3 Town of Effingham Planning Board
4 Meeting Minutes
5 April 18, 2024

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7 **Members Present:** George Bull (Chair), Elaine Chick, Grace Fuller, Gary Jewell, Chuck Fuller
8 (Selectmen’s Representative)

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10 **Members Absent:** Paul Potter, Virginia Wrabel

11 **Meeting Minutes Taken By:** Joanna Bull

12 Chair George Bull called meeting to order at 6:35pm.

13 1. Review of August 2, 2022 minutes

14 Elaine Chick approved minutes as written. Grace fuller seconded. All in favor. Chuck Fuller
15 abstained.

16 2. Meena Record Certification

17 Chair Bull informed the Board that he certified the records with Attorney Boldt for the Superior
18 Court for the Meena case. Chair Bull noted that it was substantial volume, over 1000 pages,
19 bound; and included public comments presented to the Board.

20 3. Hertel Subdivision: Notice of Decision

21 Chair Bull informed the Board that Mr. Hertel emailed a copy of the proposed deed wording.
22 Grace Fuller identified that the draft wording is missing the last sentence, *“The Steep Slopes*
23 *application and plat is on file at the Effingham Municipal Building.”*

24 Chair Bull took the action to update Mr. Hertel of this so the wording can be updated.

25 After Mr. Hertel has provided the updated wording, Chair Bull will sign the Notice of Decision
26 and provide it to the applicant with cc: to the Zoning Enforcement Officer, Town Assessor,
27 Planning Board, and Board of Selectmen’s Office.

28 4. Cope Subdivision: Notice of Decision

29 Chair Bull provided the signed plat mylar to the Registry of Deeds. Board reviewed the Notice of
30 Decision, which Chair Bull will now sign and provide to the applicant and cc’d Town officials.

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31 5. Registry of Deeds – Guidance for Future

32 Registry of Deeds provided Chair Bull with the following guidance during his visit this week:

- 33 - Plats must indicate “Property Of”, not “Prepared For.” They will start refusing plats
34 which do not comply.
35 - Plats do not require two signatures.
36 - If a street name changes, it is not necessary to provide them with an updated plat.
37 - Conditions for approval should be captured on the plat.

38 6. Gardella Subdivision Application

39 Chair Bull notified Chuck Fuller as Selectmen’s Representative that he had been contacted by
40 David Hynes regarding the street name change. Chair Bull reconfirmed that this a matter for
41 the Board of Selectmen, not the Planning Board. Chuck informed the Board that the Selectmen
42 discussed this at their last meeting, and any further questions should be directed to the BOS.

43 7. Boundary & Annexation Survey for Effingham

44 Chuck Fuller updated the Board that the Selectmen are not walking the property lines, as there
45 have not been any changes and therefore this is not required.

46 8. BEA (formally OEP) Training

47 Board confirmed that this training will be held on May 11th, not May 3rd as previously discussed.

48 9. Ossipee Lake Camping Area

49 Gary Jewell mentioned there was an article in the newspaper regarding the Ossipee Lake
50 Camping Area campground. Chair Bull advised that anything which might come up regarding
51 that property now would be an enforcement issue under the purview of the Selectmen or the
52 Zoning Enforcement Officer. The Planning Board has no enforcement jurisdiction.

53 10. Approval of Meeting Minutes

54 Grace motioned to approve the minutes of 4/11/2024 as amended. Elaine seconded. All in
55 favor.

56 11. Elaine Chick motioned to adjourn. Seconded by Grace Fuller. All in favor.

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58 Chair called meeting to a close at 7:21pm.

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