

Approved: _____ Approved with changes: 6/2/2022

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**Effingham Planning Board
Meeting Minutes
May 5, 2022**

Members Present: Elaine Chick, George Bull (Vice Chair), Dave Garceau, Paul Potter, Lennie Espie (Selectmen's Rep), Gary Jewell (Alternate – seated for Theresa Swanick)

Members Absent: Theresa Swanick (chair), Grace Fuller

Attendees: Rebecca Boyden (ZEO), Jeffrey Hertel (applicant), Daymond Shea, Ruth O'Neal, Matt Johnson (Counsel for Meena, LLC), Mark McConkey, Blair Folts, Billie Lunt, Stella Lunt, Tim Otterbach, Matt Howe, Christine Buchanan Johnson, Leona Simon, Biron Bedard (Counsel for GMCC, etc.), Paul Elie, Tammy McPherson

ZOOM Attendees: Bob Louttit, Dana Simpson, Jason Earle, Lee Hobbs Steege, Lorie Dunne, Richard Fahy, Robert Boose, Tara Schroeder, MJ Magna, Robert Newton, Karen McCall, Corey Lane, Dennis Sullivan, David Smith

Meeting called to order at 6:30 pm. Quorum present. George Bull stated he would be acting chair in the absence of Theresa Swanick.

Hertel Subdivision Review – Continued Public Hearing

1. Members of the board (George, Elaine and Grace) attended a site walk on 4/15/22 to review the proposed subdivision lots. Individual site walks also performed by Dave Garceau and Paul Potter at different times.
2. New plat was presented by Jeffrey Hertel. Dave Garceau brought up issue of test pit location not being correct on the plat. Hertel agent was unable to respond to this concern.
3. George Bull expressed his approval of Lot 2, Lot 7. For lot 6, it looked very wet, but the way it's drawn shows enough room for driveway. Mr. Bull won't argue with the scientist who created the wetland study on the plat.
4. A second opinion by a wetland scientist for lot 6 was discussed. The information on the plat does not align with what was observed during site walk. Board will determine the name of a wetland scientist to look at lot 6 to confirm and ameliorate the Board's concerns.
5. Board discussed an independent evaluation for lot 6 driveway access by a wetland scientist.
6. MOTION: Elaine Chick use the Town's engineering firm to provide a wetland scientist's second opinion regarding wetlands for Lot 6 and to continue Public Hearing on June 2, 6:30pm, Municipal Building. Seconded by Dave Garceau. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Dave Garceau – aye, Gary Jewell – aye. Motion passed.
7. At 7pm, Mr. Bull suggested moving the cottage industry discussion up on the agenda as the Meena Continued Public Hearing cannot begin until 7:30pm.

Perrault discussion of home business approval for butcher/slaughterhouse

8. Applicant was not present. The Board did an informal review of the application checklist. Board will suggest he review cottage industry section of regulations to prepare site plan.
9. George Bull will let Theresa know the list of points where the application did not meet the checklist requirements.

Meena LLC Site Plan Review – Continued Public Hearing – resumed at 7:30pm

10. The Board requested and received from Northpoint Engineering a review of the Meenah application.
11. Matt Johnson, atty for Meena, provided a letter to members of the Board with responses to the North Point Engineering review addressing areas of concern and a mitigation plan. Mr. Johnson identified the July meeting for continuance to allow enough time to address the Northpoint report. **Note:** The letter from Matt Johnson was dated 4/5 instead of 5/5.
12. Mr. Johnson asked the board to identify any issues not addressed by the Northpoint Rpt.
 - a. George Bull recommended taking the Special Use Permit checklist items into account in preparation for the next meeting
 - b. Elaine Chick offered the idea of adding an electric charging station to the project
 - c. Dave Garceau has issue with location of the diesel pump and its closeness to the apartments. Didn't see anything on site plan that showed distance to flood plain. Didn't see pollution control plan. Did not see any information about the testing of wells on property and local to project site, including information on timing testing, schedule, payment of testing and communication of results.
 - d. Plan must address position of tanker coming to fill tanks and emergency vehicles and traffic can still access. Patterns of access for delivery trucks.
 - e. George Bull asked on plat for a blowup around the pumps.
 - f. Dave Garceau asked where the contaminated soil, if any, was taken when/if it was removed when the new tanks were put in.
 - g. Elaine Chick – dumpsters need to be four-sided
13. MOTION: Elaine moved to continue the public hearing to July 7 (per request of applicant) at 6:30 pm. Seconded by Paul Potter. Roll Call: Lenny Espie – aye, George Bull – aye, Paul Potter – aye, Elaine Chick – aye, Dave Garceau – aye, Gary Jewell – aye. Motion passed.

MOTION: Elaine Chick moved to adjourn. Lenny Espie seconded. Motion passed.
Meeting adjourned at 8:17pm

Minutes prepared by Pat Piper