

**Effingham Planning Board  
Meeting Minutes  
February 3, 2022**

**Members Present:** Theresa Swanick (chair), Grace Fuller, Elaine Chick, Paul Potter, George Bull, Gary Jewell, Lenny Espie, Dave Garceau (Alternate, not seated)

**Members Absent:** none

**Others Present:** Pat Piper (scribe), Nate Fogg (Land Use Clerk), Rebecca Boyden (Zoning Enforcement Officer), Jim Doucette (Conway), Bill Elliott (Freedom), Vicki Garceau (Effingham), Neha Garg and Ponkaj Garg (applicants), Michael Cahalane (Effingham), Eve Klotz (Effingham), Blair Folts (Effingham), Tim Otterbach (Ossipee), Lawrence Edwards, Linda Edwards (Effingham), Rich Fahey (Ossipee), Victoria Kirkwood (Effingham), Mark & Jacob McConkey (Agents), Sandra Ravell, Mike Ravell, Nate Ravell (Effingham), Paul Elie (Freedom), Bill Bartoswicz (Ossipee), Van Hertel (Agent), Loralie Gerard (Surveyor), Biron Bedard (Attorney OLA), Billie Lunt (Ossipee), Nate Williams (Effingham)

**Via Zoom call:** Roberta McCarthy, Brian Taylor, Perry Fine, Patricia Riker, Linda Habif, Tara Schroeder, David Smith, Bob Newton, Robert Louttit, Lorrie Dunn, Karen Gill, Andrea Robbins, Meaghan Jepsen, Marcia Trook, David Tursky, Timothy Allison, Ruth O'Neal, Mark Longley, Susan Marks, Andrew Drummond, Jody Couture, Rachel Copeland, Cynthia Peavoy, Emelyn Albert, Matthew Johnson, Mark Eisner, Jean Marshall, John (Jack) Williams, Jill Emerson, Richard Clough, Corey Lane, MJ Magna, Nora Schwarz, Caitlin Noseworthy, Lisa Thompson, Heidi Foy, Victoria McConkey, Dana Simpson, Adam Fales, Mary Giglio, Dale McConkey, Leona Simon, Edwina Boose

Meeting called to order at 6:33 pm. Quorum present.

1. Review of site plan application for Meena LLC.
  - a. Nate Fogg discussed preliminary steps, updating abutters, also noticed surveyor and engineer. Ran in Conway Daily Sun 1/15/22. Properly noticed to general public.
  - b. George Bull reviewed submission requirements, including: 4 copies of the plat to scale, one plat called storm water management plan. Main plat contains name, address, owners on record, 9 abutters listed. Not clear how the State of NH should be handled as an abutter, however, the State notified as an abutter. Plat scaled appropriately, name and address of preparer, signature block present. Vicinity Sketch: 3-4 sketches on the plat. Relationship to Phillips Brook is present as well as all abutting land. DOT permit is noted. Site distances present. Parking spaces delineated and

- loading area. Exterior lighting and signage located. Applicant asserts the location is not in a flood plain. Wells and waterlines included. Approvals for septic and septic fields listed. Soil survey data included. Abutters mailed.
- c. Point of Order: Tim Otterbach: Map 406, lot 79 – abutter not notified; just came to his attention. Rebecca Boyden provided updated tax map of lots. Cited RSA 672.3 – lot owner can be considered an abutter and can testify but does not need formal notification. Rebecca Boyden clarified that the map she provided is the most recent iteration of our tax maps. Board determined lot 79 is not an abutter needing notice.
  - d. MOTION: Paul Potter motioned to accept the application as complete. Second, George Bull. Roll call: Fuller: Aye, Espie: Aye, Jewell: Aye, Bull: aye, Potter: Aye, Chick: aye, Swanick: aye.
2. Chair opened Public Hearing on this matter -
    - a. Mr. McConkey presented history of the site and covered the information contained in the application. Included is description of green space. Presented a survey as well as storm water erosion control plan dated 12/21/2021.
    - b. Theresa Swanick named the senders of a series of letters in response to this proposal. The board received copies of letters digitally.
    - c. Theresa Swanick suggested that those who have made special arrangements to speak tonight could speak. Chair Swanick affirmed Mr. Bedard question if there would be an opportunity at a next meeting on the case. No one chose to speak in person or via zoom at this time.
    - d. Chair Swanick proposed continuing public hearing due to agenda.
    - e. MOTION: Elaine Chick made a motion to continue public hearing on February 24 at 6:30pm. Seconded by Gary Jewell. Roll call: Fuller: Aye, Espie: Aye, Jewell: aye, Bull: aye, Potter: Aye; Chick: aye, Swanick: aye.
  3. Tim Otterbach: GMCC is interested in building out a water quality testing lab in the corner of their facility basement. Moving forward with the buildout is time sensitive. Board realizes non-commercial, nonresidential. Existing lab is moving to basement. No exterior impacts or changes to people/traffic. Docs/plan already provided to Nate Fogg. Board conditionally approved with further details coming.
    - a. MOTION: George Bull made a motion to conditionally approve minor site plan submitted based on application submission to Nate for Board's review. Elaine Chick seconded. Roll call: Fuller: Aye, Espie: Aye, Jewell: Aye, Bull: aye, Potter: Aye, Chick: aye, Swanick: aye.
  4. Hertel 7-lot Subdivision Application
    - a. 81 surveyed acres with frontage on rte. 153 and Nutter Rd. Cut down # of lots to 7 to meet length to width ratio. 12 test pits on property came out well. Other than wetlands, the land is sandy and gravelly.
    - b. Board reviewed the application. Abutters checked. North arrow, name and address, scale appropriate, name and address of surveyor and signature block, locus plan, building and structure lines, boundary survey, location of property lines, stonewalls and wetlands noted, missing topo, missing soil

survey data. Mr. Hertel stated he can make large scale maps available for the board. Waiting on state approvals. Need another full size 4 copies containing topo, soil surveys and wetlands.

- c. Theresa Swanick suggested Mr. Hertel return to the board's next meeting on March 3. In the meantime, Mr. Hertel will provide Nate Fogg with the copies of the topo added to plan.
  - d. MOTION: George Bull motioned to accept the application as complete with the condition that the topo delineated copies be presented to the board before March 3. Seconded by Grace Fuller. Roll call: Fuller: Aye, Espie: Aye, Jewell: Aye, Bull: aye, Potter: Aye, Chick: aye, Swanick: aye.
5. Chair opened public hearing on the proposed subdivision.
    - a. MOTION: Elaine Chick motioned to continue the hearing on March 3. George Bull seconded. Roll call: Fuller: Aye, Espie: Aye, Jewell: Aye, Bull: aye, Potter: Aye, Chick: aye, Swanick: aye.
  6. Next work session is scheduled for February 17.
  7. MOTION: Elaine Chick made a motion at 9:00pm to adjourn; seconded by Gary Jewell. Roll call: Fuller: Aye, Espie: Aye, Jewell: Aye, Bull: aye, Potter: Aye, Chick: aye, Swanick: aye.

Minutes prepared by Pat Piper