

Approved:            Approved with changes: 12/02/2021

**Effingham Planning Board  
Meeting Minutes  
November 4, 2021**

Members Present: Theresa Swanick (chair), Grace Fuller, Elaine Chick, Paul Potter, George Bull, Dave Garceau (alternate, seated), Lenny Espie (Selectmen's representative)

Members Absent: Gary Jewell

Others Present: Rebecca Boyden, Erik Jones, Edwina Boose, Bob Boose, Stephen Greene (Lakefront Landing), Mark Galloway (Lakefront Landing), Pam McGovern, Ken McGovern, Vikki Garceau, Bill Bartowicz, Jim Doucette, Tom Gross, Tim Otterbach, Bob Newton, Jill Newton, Jeffrey Hertel (Hertel Subdivision), Ruth O'Neal, Marie Hanson, Mark McConkey, Jake McConkey, Eve Klotz, Karen McCall, Corey Lane, Tammy McPherson, Rich Fahy, Neha Garg (applicant), Ponkaj Garg (applicant), Loralie Gerard (Horizons Engineering)

Via Zoomcall: Margie Macaуда, Bob Louttit, David Smith, Lorrie Dunne, Roberta MacCarthy, Brian Taylor, Tara Schroeder, Billie Lunt, Biron Bedard

Meeting called to order at 6:32 pm. Quorum present.

**NEW BUSINESS**

1. Preliminary Discussion, Hertel Subdivision, Map 411-63
  - a. Mr. Jeffrey Hertel discussed Hertel Subdivision. Test pits have been dug, delineated wetlands, and topo on the lot. Board suggested quadrilateral lots. Deed research done back to 1971. Normal soil testing is fine. Board would like to see topo rendering when Mr. Hertel comes back with full proposal. Need front to back ratios as well. Mr. Hertel showed board a separate topo map.
  
2. Site Plan, Lakefront Landing Marina, Map 404-46
  - a. Ms. Swanick explained how applications are evaluated. She brought to Mr. Galloway's attention that he submitted the wrong site plan application. This project is not a minor site plan but a major site plan.
  - b. Mr. Greene submitted what he thought was correct.
  - c. Mr. Galloway will educate himself between the difference between a major and minor review.
  - d. Ms. Swanick did not accept the incomplete application and suggested they either work with a firm who specializes in this level of application and suggested Mr. Galloway use Ms. Boyden or Mr. Fogg as counselors.

3. Site Plan Review, Meena LLC (Boyles Market), Map 401-05
  - a. Ms. Swanick introduced the Meena application. Board looked through the application to determine if all the parts of the application have been submitted in order to accept the application as complete.
  - b. The board agreed that the application met the requirements to be considered complete and opened it up for abutter/public comment.
  - c. Mr. Otterbach [point of order] stated that an abutter has not been notified. Bakie no longer owns the 401-6 plot of land and the property has changed hands. Mr. Otterbach also requested deferment of the decision until the court case has been resolved in superior court.
  - d. Break for Ms. Boyden to determine the name of the abutter who has not yet been notified. A change of ownership was verified.
  - e. Mr. McConkey asked to be on the agenda for the next possible meeting which currently is December 2.
  - f. Ms. Klotz suggested that between now and December 2 that the applicant meet the requirements as noted by Ms. Boyden for the ZBA.
  - g. Ms. Swanick stated that the Meena application will not be accepted due to discovered defect in notification of abutters.
  - h. Ms. Swanick requested that the board get rid of prior Meena Site Plan application material so it doesn't get confused with updated documents/plans.

#### REVIEW OF MINUTES

1. 9/30/2021 – MOTION by Grace Fuller to approve as amended, Elaine Chick 2nd - Passed
2. 10/7/21 – MOTION by Grace Fuller to approve as amended, Elaine Chick 2nd - Passed

Motion to adjourn: Grace Fuller    Seconded by: George Bull    Motion Passed.

Adjourned at 8:31pm

Minutes submitted by Pat Piper