

Nottingham Planning Board Site Walk

Date: Saturday, March 20th, 2024

Official Minutes

1 **Members Present:** Eduard Viel, Chairman; Susan Mooney, Secretary; Teresa Bascom,
2 Member/SRPC Alternate; Chris Evans, Alternate

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4 **Members Absent:** Ian MacKinnon, Vice-Chair; John Morin, BOS Representative; Robert
5 “Buzz” Davies, Alternate

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7 **Others Present:** Blair Haney, SRPC Representative; Alana Kenney, Land Use Clerk; Joseph
8 Falzone, Applicant; Scott Cole, Engineer; Colton Gove, Developer; Brandon Quigley,
9 Environmental Services; Wayne Bibeau, Abutter; Jenny and Nate Bernitz, Abutters; Cheryl
10 Smith, Conservation Commission; Tammy Defrancesco, Abutter; Jim George, Abutter; Nicole
11 Robbins; Jim Kelly, Resident; Drew Stevens, Resident; Mary Colvard, Conservation
12 Commission; Peter Wawrzonek, Resident; Steve Soroff, Resident; Susan and Joe Medeiros,
13 Residents; Judith and Doug Cummings, Residents; Sam Demeritt, Conservation Commission

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15 **Call To Order:** The meeting was called to order at 10:00 a.m.

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17 **Case # 24-001 LLA & 24-002 SUB – Falzone – Raymond Rd**

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19 *Application from Joseph Falzone, on behalf of The Forgotten MTN Realty Trust, requesting*
20 *approval for a 16-Lot Open Space Development (OSD) subdivision off Raymond Road in*
21 *Nottingham, NH. The properties are identified as Tax Map #69, Lot #'s 17 and 19.*

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23 Mr. Viel opened the meeting, introduced the Planning Board members and applicants/ reps and
24 gave a summary of the case to date as well as the purpose of the site walk

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26 The site walk was led by Mr. Scott Cole of Beals Associates. He handed out plans to anyone who
27 wanted them. The group started off at the entrance of the proposed street and moved along the
28 marked areas where the street would be located. Mr. Cole pointed out locations of test pits and
29 lots along the way.

30
31 Mr. Cole pointed out where a culvert would be placed about 16 feet above the current area.
32 Although the area was wet, it did not meet all three criteria for wetlands. The three criteria for an
33 area to be classified as wetlands are the plants, hydrology, and hydric soils. Hydric soils were not
34 in the location of the proposed street/culvert. Mr. Cole also pointed out that there would be no
35 impact on vernal pools in that area either.

36
37 The group walked up along the hill to where the proposed cul-de-sac would be located. There was
38 discussion about the area being of high environmental impact and that there was wildlife there that
39 would be affected including endangered species.

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41 The group walked back down the hill to where Mr. Cole pointed out the last catch basin that would
42 be filled from swales near the abutters. The walk ended back at the proposed entrance of the
43 subdivision.

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45 *The meeting was adjourned at 11:57 a.m.*

46

47 Respectfully submitted,

48 Alana J. Kenney, Land Use Clerk