

Nottingham Planning Board

August 22, 2018

**Approved:** September 26, 2018

**Board Members Present:** Eduard Viel, Vice-Chair; Tony Dumas, BOS Rep; Susan Mooney, Secretary; Gary Anderson, SRPC Rep; Teresa Bascom; Robert "Buzz" Davies, Alternate

**Board Members Absent:** Dirk Grotenhuis, Chair; Joseph Clough, CIP Rep;

**Others Present:** JoAnna Arendarczyk, Land Use Clerk; Sam Demeritt, Abutter/NCC Chair; Jeffrey & Marilyn Cole, Applicants; Dennis Quintal, Engineer; Roscoe Blaisdell, Surveyor

**Alternate Seated and Voting:** Mr. Davies for Mr. Clough

**Call to Order at:** 7:00pm

**Acting Chair:** Eduard Viel

**Public Hearing**

**Continuation/ Revision: Case 18-002-SUB**

Application from Jeffrey Cole Builders, LLC requesting a Subdivision to create **four (4)** (**Revised plan**) residential lots from 18.8808 acres. The property is located at 211 Old Turnpike Road in Nottingham, NH and is identified as Tax Map 15 Lot 8.

Mr. Viel read the Zoning Board of Adjustment (ZBA) Notice of Decision for the approval of the applicant's variance case. (File)

Surveyor, Roscoe Blaisdell and Driveway Engineer, Dennis Quintal, presented the new material requested for the continued case:

- Proposed driveway designs were described
  - A reduced grade was designed for the first driveway (Lot 8)
  - Including the process taken to prevent runoff
    - Reduces the runoff at the end of driveways
    - With the use of culverts and check dams
- The White Oak that was requested by the NCC to preserve and note on the plan, was not found
  - Mrs. Mooney will flag- as preserving this will help stabilize the area too
- State subdivision approval needs to be applied for- Town approval needed first
- Driveway will go over the stone foundation in Lot 8 Sublot 3 unless otherwise avoidable
  - No known significance of the stone foundation

**Public Comments:**

No one came forward to speak to the case

**Public Comments Closed:** 7:09pm

Mr. Viel read comments from the Nottingham Fire Chief Jay Vilchuck dated 12 August 2018. (File) The Board and the applicant addressed the concern of the length and configuration of Lot 8 Sublot 1. The applicant will consider building closer to the bottom of the slope.

**Waiver Request:**

Mrs. Mooney read the e-mail from the PB Chair, Mr. Grotenhuis' (File) regarding his recommendation to accept the 12%-14% slopes.

**Motion Made By:** Mrs. Bascom to accept the waiver request as written.

**Seconded By:** Mr. Anderson

**Discussion:** The length and grade issue was discussed and clarified more clearly. The applicant also agreed to address on other concern in the Fire Chief's letter regarding the need for a turnaround area for Lot 8 Sublot 1.

**Vote: 5-1-0 Motion Passed**

**Board comments:**

It was noted that a fourth driveway cut left on the plan is in error and will be deleted. Measures taken to stabilize the slopes were discussed. The surveyor is not expecting to hit any ledge. Mr. Blaisdell explained that the requested/ required information regarding the sediment control plan is found on sheet nine (9) and the storm water plan is depicted on sheet three (3) by certain symbols. (Symbols will be added to the legend)

Discussion on other additions were had and are noted in the conditions of the final approval.

**Motion Made By:** Mrs. Bascom to approve the application from Jeffrey Cole Builders, LLC requesting a Subdivision to create 3 new, 4 total residential lots from 18.8808 acres. The property is located at 211 Old Turnpike Road in Nottingham, NH and is identified as Tax Map 15 Lot 8. With the following conditions:

1. Note "No further subdivision of Map 15 Lot 8 Sublot 2.
2. Correct note 4 to indicate land is located in "Commercial/ Industrial District".
3. Correct Note 6 to read "...create 3 new lots"
4. Add Note 16 indicating a 12' paved apron, minimum, will be installed on each driveway.
5. Create emergency turnaround area for Map 15 Lot 8 Sublot 1.
6. State DOT driveway permits will be obtained
7. State Subdivision approval must be granted for Map 15 Lot 8 Sublots 2 and 3.
8. Monuments will be set

**Seconded By:** Mrs. Mooney

**Discussion:** Mr. Viel expressed that he is concerned that the slopes of some of the driveways may be too steep.

**Vote: 5-1-0 Motion Passed**

The applicant was reminded to request an extension if needed.

**Public Hearing Closed:** 7:50pm

**SRPC proposal/discussion Re: *Protection for lower order streams and rivers***

Mrs. Mooney explained that the Nottingham Conservation Commission (NCC) will be meeting with Kyle Pimental from SRPC to discuss options to move forward with the assignment given to the NCC by the Planning Board during a review of the Master Plan action items. Because this is an assignment from the PB the NCC is seeking funding support from the PB for the Planner. A formal request will be presented to the PB after the meeting with Kyle Pimental.

**Public Comment**

(The Board cannot respond to comments made about specific properties, projects, or applications) No one present

**Minutes Approval**

Tabled:

-May 23, 2018

-June 13, 2018

-July 11, 2018

Prepared for approval:

-August 8, 2018

Nottingham Planning Board  
August 22, 2018

**Motion Made By:** Mrs. Bascom to accept August 8, 2018 minutes as amended.

**Seconded By:** Mrs. Mooney

**Vote:** 6-0-0 **Motion Passed**

**Board of Selectmen and Staff/ Board Members Update**

**Land Use Clerk update- JoAnna Arendarczyk:**

September 12, 2018- 259 Stage Road, Paul Cain SIT- Continuation

September 13, 2018- Master Plan Update Subcommittee first meeting 6:30 Conference Rm.1

**Board of Selectman update- Tony Dumas:** No recent meeting but due to the recent heavy rains there are a lot of road concerns, which are included on the agenda for next week's meeting.

**Mr. Viel:** He has sent the RFP for updating the Zoning Ordinance to Mr. Grotenhuis for his review.

**Strafford Regional Planning Commission Rep- Mr. Anderson:** The recent meeting was all about transportation issues. The ten (10) year process typically doesn't begin until December however, the process in reviewing interested towns is beginning now.

**Adjournment**

**Motion made by:** Mrs. Bascom

**Seconded by:** Mr. Anderson

**Vote:** 7-0-0 **Motion Passed**

**Adjourned at:** 8:21pm

For the Nottingham Planning Board ~ JoAnna Arendarczyk, Land Use Clerk