

Nottingham Planning Board

November 18, 2020

Approved: January 27, 2021

Planning Board Members Present: Dirk Grotenhuis, Chair; Eduard Viel, Vice-Chair; Susan Mooney, Secretary; Gary Anderson, SRPC Rep; Ian MacKinnon; Robert “Buzz” Davies, Alternate; Leanne Gast, Alternate

Board Members Absent: Tiler Eaton, BOS Rep;

Others Present: JoAnna Arendarczyk, Land Use Clerk; Stefanie Casella, SRPC Planner; Scott Frankiewicz, Surveyor; Richard Cote, Applicant; Alison Standley

Alternates Seated and Voting: Ms. Gast for Mr. Clough’s vacancy

Call to order: 7: 02pm

The Chair read the following:

The Chair of Nottingham Planning Board has found that, due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor’s Emergency Order #12 pursuant to Executive Order 2020-08, boards thereof are authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor’s Emergency Order.

The Nottingham Planning Board is utilizing Zoom for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and if necessary, participate in the meeting.

Roll call: to publicly account for the members present

Public Hearing

• **Case #20-006-SPR-** *Application from Devan Tyack, requesting a Site Plan Review for a Horse Boarding Business with a future plan for training and riding lessons. The property is located at 108 Stage Road in Nottingham, NH and is identified as Tax Map 43 Lot 34 Sublot A.*

Mr. Viel summarized the history of the project and what is remaining for the case’s approval.

Ms. Casella informed the Board that the applicant has submitted the items required that were not waived and that the Board should have the necessary information to make a decision on the case.

Motion Made By: Mr. Viel to approve the plan for Case #20-006-SPR.

Seconded by: Mrs. Mooney

Roll Call vote: 6-0-0 **Motion Passed**

• **Conceptual-** *Richard R. Cote & Mary Ellen Cote for a proposed additional unit (building conversion of an existing structure) to existing Lyons Mill Condo Assoc. Property is located at 18-24 Cooper Hill Road in Nottingham, NH and is known as Map 16 Lot 5.*

Richard Cote presented the plan (Chair shared screen with plan) of his property. He stated he purchased the condos about five (5) years ago. Unit six (6) encompasses two buildings. The larger of the two is a garage. The smaller one the one Mr. Cote is seeking to renovate into a residence.

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Mr. Frankiewicz, surveyor for the applicant, stated that there is enough loading capacity for a septic system. He also highlighted that Note #8 on the Condominium Site Plan states that the Nottingham Planning Board has no jurisdiction, determined on May 16, 2007. The Board agreed that more research by Town Staff needs to be done to determine what the next steps should be. Additionally, the wetland setbacks would need to be reviewed. Mr. Cote asked if the use were to be something other than a residence would the decision be different. The Board explained that residences versus outbuildings are treated differently. Mr. Cote also informed the Board that the tax card and plot plan differ in acreage. He was advised to speak with the assessing department to update the tax card. The Board stated that staff would do some historical research and get back to Mr. Cote within 7 days. Mr. Cote was also advised to communicate with the Code Officer regarding the renovation codes and determine the proposed septic location and setbacks to meet state and local septic regulations. The reason for this to be a Planning Board case is as a Change of Use application. It may require Zoning relief as well.

- **Review Final Drafts of Proposed Zoning Amendments**-Vote and Send to Hearing
 - Building height/grade amendment- will be worked on for the 2022 Town Meeting to prevent ambiguity on definitions- diagrams recommended for clarity
 - Wetland Ordinance Conditional Use Permit- Formatting edits recommended
 - Stream Protection Ordinance- Formatting edits recommended

Motion Made By: Mrs. Mooney to prepare the Wetland Ordinance Conditional Use Permit and the Stream Protection Ordinance for presentation for public hearing.

Seconded by: Mr. Anderson

Roll Call vote: 6-0-0 **Motion Passed**

- **Review and Approve- 2021 Application and Meeting Schedule**

The Board agreed to hold the election of officers on March 17th as well as review the rules and procedures- no other business.

Motion Made By: Mr. Viel to approve the agenda as edited.

Seconded by: Ms. Gast

Roll Call vote: 6-0-0 **Motion Passed**

Public Comment

No one spoke

Staff/ Board Members Update

Gary Anderson- SRPC rep Update- December 3rd is the quarterly meeting on Resiliency- highlighting some of the economic development and planning programs.

JoAnna Arendarczyk- Land Use Clerk update- The Town Offices are currently open by appointment only.

Minutes

October 21, 2020- Site Walk Minutes

Motion Made by: Mr. Anderson to approve the minutes of October 21, 2020 as amended.

Seconded by: Mr. MacKinnon

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

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93 **Adjournment**

94 **Motion Made by:** Mr. Viel

95 **Adjourn at:** 8:43pm

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