

Nottingham Planning Board

December 13, 2017

**Approved:** January 10, 2018

**Members Present:** Dirk Grotenhuis, Chairman; Eduard Viel, Vice-Chairman; Susan Mooney, Secretary; Joseph Clough, CIP Rep; Robert “Buzz” Davies, Alternate

**Members Absent:** Charlene Andersen, BOS Rep; Gary Anderson, SRPC Rep; Teresa Bascom

**Others Present:** JoAnna Arendarczyk, Land Use Clerk; Peter Landry, Surveyor; Richard Wolf, Rep. Reed Murphy; Gary C. Ray, Resident

**Alternate seated and voting:** Mr. Davies for Mrs. Bascom

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

**Public Hearing:**

**Case 17-009-SIT**

Application from 397 Stage Realty Trust, LLC, c/o Gary Smith, owner of Inventex, Inc. requesting approval for a proposed building addition (1656 Sq. Ft.) for storage and work space. The property is located at 397 Stage Road in Nottingham, NH and is identified as Tax Map16 Lot 36B.

**Application Acceptance:**

The Land Use Clerk confirmed that she found the application to be complete.

**Motion Made By:** Mrs. Mooney to “accept the application for Case 17-009-SIT as complete.”

**Seconded By:** Mr. Clough

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

**Public Hearing Opened:** 7:03pm

Mr. Landry represented the applicant, Gary Smith owner of Inventex, Inc. (Business description in file)

The proposal:

- A 46’x36’ 1650 square foot addition to expand storage and work space
- Constructed on current paved area
- Include drainage devices to force runoff into the ground
- The closest corner would be at 50.5’ from the edge of the North River
  - This portion is at the un-named third order stream
  - The Soil at this location is Poorly Drained

The current septic allows for up to 13 employees, however Inventex will never have more than six (6) full time employees. There is adequate parking for 12 employees.

If the proposed addition gets denied he would have to consider a different location because he needs the space.

**Board Questions- Observations:**

Mrs. Mooney will confirm with the Lamprey River Advisory Committee (LRAC) whether the area lies in the Lamprey River Watershed protection, which may have some protection requirements, i.e. the clean fill noted within the 50’ setback may be considered a disturbance within the setback. She also requested a Conservation Commission Site Walk be scheduled to allow the Commission the opportunity to provide feedback on native plants etcetera.

Mr. Landry added that loam and grass will be on top of the drywells which will decrease the runoff issues that isn’t being taken care of with the current pavement and gravel areas.

Another good thing to see at the site walk will be to see what the current snow removal practices are and the benefits the proposal will bring.

**Public Comment:**

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Richard Wolf, representative of the Reed Murphy Estate where the airport is located that abuts the business' property, stated that he has no problems with the plan provided setbacks are met. Inventex has been a clean and quiet business. "He polished the Hubble Telescope lens!" After discussion the Board agreed to propose a scheduled combined site walk with the Conservation Commission on Saturday December 30, 2017 at 9:00am. Mr. Landry will confirm with the applicant that the date is acceptable.

**Case Continued:**

**Motion Made By:** Mrs. Mooney to "continue Case #17-009-SIT until our next meeting which is scheduled for January 10, 2018 at 7:00pm."

**Seconded By:** Mr. Clough

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

**Public Meeting**

**Discuss a minor edit to the Zoning Ordinance:**

Discussion to include a sunset clause on a Variance as well as a Special Exception  
The Ordinance currently reads:

*Ordinance Article V Section C*

*3. Expiration of Special Exception Approval*

*All work proposed in the Special Exception approval letters granted by the Zoning Board of Adjustment shall be completed within two years. Failure to complete that work shall be 'null and void', unless a later date was specified in the approval letter.*

JoAnna will e-mail the proposed language- the Board will discuss further at the next meeting.

**Review Meeting Schedule for 2018:**

**Motion Made By:** Mr. Viel to accept the *2018 Nottingham Planning Board Schedule/ Application Deadline*

**Seconded By:** Mrs. Mooney

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

**Public Comment** No public present

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

**Conservation Commission update by Mrs. Mooney:**

- Conservation Easement site walks are being completed
- Three properties may be placed in Conservation Easements and one property may be on a Warrant Article for the March Town Meeting.
- Site walk was performed on the Rehill property and she wrote up a report for the Board

**CIP Committee Update by Joseph Clough:** The Committee hopes to approve the proposed Capital Improvement Plan at the next meeting.

**Office update by JoAnna Arendarczyk, Land Use Clerk:** Upcoming cases Subdivision of Sarah Evans property and the Rehill property Subdivision.

**Approval of Minutes** -November 8, 2017

**Motion made by:** Mrs. Mooney to "approve the minutes of November 8, 2017. "

**Seconded by:** Mr. Viel

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

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93 **Adjournment**

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

95 **Seconded by:** Mr. Davies

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

97 **Adjourned at:** 7:54pm

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