

Nottingham Planning Board
February 8, 2017

Approved: March 8, 2017

Members Present: Dirk Grotenhuis, Chairman; Eduard Viel, Vice-Chairman; Charlene Andersen, BOS Rep; Susan Mooney, Secretary; Gary Anderson, SRPC Rep; Teresa Bascom; Robert "Buzz" Davies, Alternate

Members Absent: John Morin, CIP Rep

Others Present: Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; John & Pamela Currier, Abutters; Jerry Mailloux, Shea Concrete; Hal Rafter, Applicant; Bruce Mason, Applicant; Bill Gregsak, Engineer for Shea Concrete

Alternate seated and voting:

- Mr. Davies for John Morin

Call to Order at: 7:00pm

Public Hearing

Public Hearing Opened:

- **Case #P17-001-LLA-** Application for a Lot Line Adjustment from Bruce Mason, Trustee of Mason Family Revocable Trust and Harold Rafter & Susan Jackson-Rafter to adjust the lot lines between Tax Map 1 Lots 33, 34, & 35 with lot 34 being split and merging 50%- 50% with lots 33 and 35. The Properties are located at 22 & 28 North River Lake Road in Nottingham, NH 03290.

Mr. Rafter and Mr. Mason represented themselves for this case. They explained that they purchased the property between them together and have shared the property and the taxes for it. Now they want to split the lot with each other and merge it with their current lots respectively.

Application:

Mr. Colby recommended the application be accepted as complete.

Motion made by: Ms. Andersen to accept the application for Case # P17-001-LLA as complete.

Seconded by: Mrs. Bascom

Vote: 7-0-0 **motion passed**

Mr. Colby listed the information missing on the plan:

1. The size of the lots in both square feet and acreage for Lot 33 and Lot 35 are not indicated
2. The new lot measurements in both square feet and acreage for Lot 33 and Lot are not indicated
3. Monument Certification need to be submitted
 - Supplied by the applicants at this time

The plan indicated a house may have been on the lot in the past (noted cement and well on plan) the applicants stated there was a camp.

Case Approval:

Public Comment: None

Motion made by: Mr. Viel to conditionally approve Case # P17-001-LLA with the following conditions:

1. The size of the lots in both square feet and acreage for Lot 33 and Lot 35 need to be indicated
2. The new lot measurements in both square feet and acreage for Lot 33 and Lot 35 need to be indicated

Seconded by: Mrs. Bascom

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Vote: 7-0-0 motion passed

Public Hearing Closed: 7:10pm

Next case opened: 7:10pm

- **Case #P17-002-SIT-** Application for a Site Plan Review from Greg Stratis, of Concrete Products of Londonderry, Inc. (Shea Concrete Products). To construct a 50' x 100' manufacturing building and expand product storage area. The property is located at 160 Old Turnpike Road, Nottingham, NH 03290 and is identified as Tax Map 3 Lots 2-2 & 2-1.

Mr. Viel recused himself as he is an abutter: 7:11pm

Application:

Mr. Colby informed the Board that the application was found incomplete due to:

- Missing Impact Statement per Article 7.1 #5 of the Site Plan Regulations:
 - Could waive: a,c,e,g & n
 - Mr. Chairman suggested these items be listed but note: "No Impact"
- Missing Voluntary Lot Merger
 - Applicant requested documents for this on February 7, 2017
 - Sent completed form to Assessing Clerk
 - Planning Board will sign this on March 8, 2017

Mr. Colby recommended Conditional Acceptance per RSA 676:4(i) to allow the Board to still hear the applicant's case.

The Board discussed their options:

1. Continue the hearing to a date and time certain
2. Conditionally accept the application
3. Deny the application.

Mr. Colby added that with the Voluntary Lot Merger being completed the plans that were submitted will change and therefore the review was not completed at this time

Motion made by: Mrs. Bascom for a continuation on March 8, 2017 at 7:00pm for Shea Concrete Products.

Seconded by: Mr. Davies

Discussion: The Board further considered if hearing from the applicants right now would help them. It was noted that there were abutters present which wouldn't be heard from unless the application was conditionally accepted.

Vote: 4-2-0 motion passed

The applicants were informed that the revised application will need to be submitted two (2) weeks prior to March 8, 2017.

The abutters were informed that they will not receive a Notice of the continuation.

Mr. Viel was reseated: 7:33pm

It was noticed that the Public Hearing Schedule has March 8, 2017 as a No Business meeting- Land Use Clerk will fix the error. The No Business meeting will be March 22, 2017.

Public Meeting

- Impact Fee Review
 - Currently Charging:
 - \$4,220 for the School
 - \$667 for the Fire Department
 - Total: \$4,887

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- Board Discussion on the Models suggested by Bruce Mayberry
 - Ms. Andersen suggested:
 - Use Model C for the School portion
 - Use the recommended assessment fee for the Fire Department
 - Use the Marston Property Phase 1 plan
 - Mr. Chairman needs clarification as to why the Fire Department fee went up
 - Mr. Davies suggested:
 - No fees for the School until they have a plan for the money
 - Reassess yearly
 - Collect for Recreation for planned use on Marston Property
 - Mr. Viel commented:
 - School is almost at capacity
 - School Board stated they are considering Brick and Mortar not modulars
 - Ms. Andersen stated the CIP has modulars
 - Mr. Colby:
 - Recommended a meeting with Mr. Mayberry
 - Informed Board of a petition to end Impact Fees
 - Not delivered in time for this year's Town Meeting
 - Will be submitted next year
 - Board will review update materials from Mr. Mayberry
 - Provide questions for Mr. Mayberry at February 22, 2017 meeting

Public Comment

None

Board of Selectmen and Staff/ Board Members Update

- No Board of Selectman update
- Conservation Commission update- Mrs. Mooney: Dark Sky presentation by Jesse Carlson was presented to Commission recently
- Strafford Regional Planning Commission update- Mr. Anderson: Director of Healthy Eating and Active Living (HEAL) will be presenting at meeting tomorrow
- Mr. Colby update on February 22, 2017 cases/agenda:
 - Best Buy Auto continuation
 - Marston Property presentation- Seeking Planning Board advice

Approval of Minutes

January 11, 2017

Motion made by: Mr. Viel to accept the minutes as amended

Seconded by: Mr. Anderson

Vote: 6-0-0 motion passed

Adjournment

Motion made by: Mrs. Bascom

Seconded by: Mrs. Mooney

Vote: 6-0-0 motion passed

Sign Plans-

- Sign Mather-Travis LLA plans
 - Conditions have been met:
 1. Professional Surveyor stamp be added

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- 139 2. Monument Certification be submitted
140
141 • Sign Stamoulis- SUB plans
142 ○ Conditions have been met:
143 1. State Subdivision Approval
144 2. Deed restriction noted for the subdivided lot for driveway site distance
145 **Adjourned at:** 8:14pm
146 For the Nottingham Planning Board
147 JoAnna Arendarczyk, Land Use Clerk