

NOTTINGHAM PLANNING BOARD

April 12, 2017

Approved: April 26, 2017

Members Present: Dirk Grotenhuis Chairman;, Charlene Andersen, BOS Rep; Susan Mooney, Secretary; Teresa Bascom; Joseph Clough; Robert “Buzz” Davies, Alternate

Members Absent: Eduard Viel, Vice-Chairman; Gary Anderson

Others Present: Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Dan Mather, Applicant

Call to Order at: 7:00pm

Public Hearing

• **Eversource-Tree Cutting on Scenic Roads**

Moved to the end of the Public Hearings-No Eversource representative was present

Public Hearing Opened: 7:01pm

• **Dan Mathers- Conceptual- Campground Route 4 Map 16 Lot 31**

Mr. Chairman informed Mr. Mather that the hearing isn’t binding, it is to hear Mr. Mather’s ideas and give him suggestions on how to move forward with a formal plan should he chose to do so.

Mr. Mather informed the Board that he presented this idea to the Nottingham Planning Board in 2003. At that time he had spent a lot of money and time developing the plans with a surveyor and doing the research necessary to build the campground. The Board at the time told him that he would need state approval first. He held off moving forward due to personal circumstances. Currently his idea is to start the campground in five (5) phases:

1. Tents sites only
2. Power to camp sites for campers/RV’s
3. Water to camp sites
4. Provide a dumping ground
5. Build Cabins

Mr. Chairman advised Mr. Mather to be clear about theses phases when putting together his formal application.

Mr. Mather added that he plans to use a State approved composting septic system and a spring-fed artesian well for the water needs. His house is on the same property- the plan is for this to be a home business (He is not planning to subdivide). He commented that local campgrounds are often full during the camping season hence his plan to help with that issue.

Mr. Colby recommended that Mr. Mather meet with the staff to discuss the State and local regulations and gain assistance with moving forward with the application. He would need to be granted a Special Exception from the Zoning Board of Adjustment because the Zoning Ordinance does not permit this type of business in the Residential Zone where Mr. Mather’s property is located.

Public Hearing Closed: 7:23pm

Public Hearing Opened: 7:25pm

• **Eversource-Tree Cutting on Scenic Roads**

No representative came to the hearing. The Board chose to review the materials received by the company. The biggest concern the Board had was the disposal of certain trees. The spreadsheet indicated that some of the trees identified for removal are Ash trees with the description “Insect/Lean”. The Board is concerned that the insects may be Emerald Ash Borer insects which are extremely invasive.

NOTTINGHAM PLANNING BOARD

April 12, 2017

Motion Made By: Ms. Andersen to approve with the condition that any insect diseased trees be removed off site and contained and disposed of properly to prevent any potential Emerald Ash Borer spread.

Seconded by: Mrs. Mooney

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

Public Hearing Closed: 7:33pm

• Rating of 2017 Planning Board Goals Sheet

The Board reviewed the results of the vote for the project goals for 2017.

# of Importance	Project Description
1.8	Update Floodplain Section of Zoning Ordinance
1.8	Safe Roads (Bikeways, Signage)
2	Implementing GIS use for the Town
2.2	Discuss Detached ADU's
2.3	Off Site Improvements (Roads)
2.3	Dark Sky Ordinance
2.4	Protection of Lower Order Streams & Wetlands
2.5	Look at Master Plan to schedule which sections to start updating
2.6	Rezoning to remove Residential as a permitted use in the C/I Zone
2.6	Review Area & Dimensional Standards for multifamily housing (too restrictive?)
2.6	Amend and update the current excavation requirements for gravel pits
3.5	Creating additional scenic roads

After discussion several projects were assigned committees:

Assigned to:	Project Description
Colby & Arendarczyk- cut & paste from FEMA	Update Floodplain Section of Zoning Ordinance
Colby & Arendarczyk	Implementing GIS use for the Town
Grotenhuis, Bascom & Mooney	Safe Roads (Bikeways, Signage)
Grotenhuis, Bascom & Mooney	Off Site Improvements (Roads)
Grotenhuis, Bascom & Mooney	Creating additional scenic roads
Presentation from Con Com	Dark Sky Ordinance
Conservation Commission	Protection of Lower Order Streams & Wetlands
"Master Plan" Subcommittee not yet formed	Look at Master Plan to schedule which sections to start updating
"Master Plan" Subcommittee not yet formed	Review Area & Dimensional Standards- multifamily housing (too restrictive?)
"Master Plan" Subcommittee not yet formed	Amend and update the current excavation requirements for gravel pits
"Master Plan" Subcommittee not yet formed	Rezoning to remove Residential as a permitted use in the C/I Zone
Research the uses for a year or two	Discuss Detached ADU's

Public Comment

No public present

Board of Selectmen and Staff/ Board Members Update

NOTTINGHAM PLANNING BOARD

April 12, 2017

Mr. Colby:

- Bylaws signature sheet has been signed by the Board members
- Bruce Mayberry will attend May 24th PB meeting to discuss the Impact Fee update
 - ~ March 31, 2017 letter from Mr. Mayberry was placed in Board member's packets per Mr. Mayberry's request
- Condemned a building on The Route 4 Property- signs are posted

Mr. Clough: Agreed to be CIP Rep. for the Board

Motion Made By: Mrs. Bascom to appoint Joe Clough to be the CIP Rep. for the Board

Seconded By: Mrs. Mooney

Discussion:

It was noted that Mr. Davies had joined the Board after getting sworn in by the Town Clerk. He had not yet been seated:

Mr. Davies seated for Mr. Viel

--The motion was amended to include "for a one (1) year term"--

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

Nottingham Conservation Commission Update by Mrs. Mooney:

The Commission met with members of Shea Concrete at their business location on Route 4 (Old Turnpike Road) on March 21, 2017. The Commission's Chairman, Sam Demeritt, wrote a letter (read by Mrs. Mooney and copy attached) to the DES Wetlands Bureau, regarding the concerns the Commission has about the wetland on the property. There is a lot going on at the site

Board of Selectman Update by Ms. Andersen:

- Lake View Drive will undergo road construction. Plan to finish by Memorial Day depending on the weather
- The Route 4 Property has been Tax Deeded- Safety is the most important issue on that property currently.

Mrs. Bascom:

Attended the *Hard Road to Travel Workshop*- Found the workshop to be very interesting- Presenter sets up a day long "what this would look like" display to allow the community to see what things such as sidewalks would look like in Nottingham. Maybe we could do this for Nottingham Day.

Adjournment

Motion Made by: Mr. Clough

Seconded by: Ms. Andersen

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

Adjourned at: 7:49 pm

For the Nottingham Planning Board

JoAnna Arendarczyk, Land Use Clerk

Attached: Letter to DES from the Nottingham Conservation Commission