

Nottingham Planning Board Meeting
Date: Wednesday, January 24, 2024
Official Minutes

Members Present: Eduard Viel, Chairman; Teresa Bascom, Member/SRPC Alternate; John Morin, Select Board Ex-Officio Representative; Robert “Buzz” Davies, Alternate.

Members Absent: Ian MacKinnon, Vice-Chairman; Charlene Anderson, Member/SRPC Representative; Susan Mooney, Secretary

Others Present: Alana Kenney, Land Use Clerk; Dawn Fernald, Applicant; Joe Fernald, Applicant; Bill Gillespie, Applicant; Chris Evans; Kevin Poulin, Engineer; Justin Keefe; Linda Przychodny

Call To Order: The meeting was called to order at 7:00 p.m.

Per RSA 673:12 III, Mr. Viel seated Mr. Davies in the vacant position for the remainder of the term.

Meet Potential Alternate / Board Member: Chris Evans

Mr. Evans introduced himself and gave a brief summary of his experience.

Mr. Morin made the motion to seat Mr. Evans as an alternate. Mr. Davies seconded the motion. The motion passed by a vote of 4-0-0.

Mr. Evans chose to sit out the meeting to observe but would be sworn in as an alternate before the next meeting.

23-004 SUB Residences At Fort Hill - Smoke St & Fort Hill Rd (Continued)

Application from Berry Surveying & Engineering, on behalf of Owl Ridge Builders, requesting a twenty-five (25) lot open space subdivision. The property is located at Smoke Street and Fort Hill Road in Nottingham, NH and is identified as Tax Map #23, Lot #11. Two conditional use permits have been applied for. Article III, Section B, Item #6 permits a request to allow disturbance within 25 feet of a wetland. Article IV, Section S, Item #8 (g) allows for a reduction in the landscape buffer requirement.

Kevin Poulin, from Berry Surveying & Engineering, gave a review and update of the case. He listed the revisions that had been made after receiving input from the engineering firm.

Mr. Viel stated that the SRPC felt there was enough information provided that the Board did not need to send the case back to the engineers for additional review.

Mr. Viel read comments from Mr. Haney, the SRPC Representative.

Mr. Viel opened the public hearing at 7:23 p.m. There was no public comment. He closed the public hearing at 7:24 p.m.

Mr. Viel stated that the applicant had requested by e-mail that this case be continued to the next meeting on Wednesday, February 14, 2024.

Mrs. Bascom made the motion to continue Case # 23-004 SUB Residences At Fort Hill – Smoke St & Fort Hill Rd to February 14th. Mr. Davies seconded the motion. The motion passed by a vote of 4-0-0.

Case # 24-005 Conceptual – Gillespie – Kenison Pond Rd

Owner is looking to construct a single house on the lot. He is requesting clarification regarding the driveway and road terms. The property is located on Kennison Pond Rd , Tax Map # 32, Lot # 4.

Mr. Gillespie stated that he knew he would need approval from the ZBA if he purchased the property because there is not enough road frontage.

Mr. Viel stated that a shared driveway is for one or two houses. Anything more than that would be a private road. Mr. Viel stated that in our subdivision regulations, it is listed as a private road.

Mr. Gillespie was concerned that he would need to make improvements to road standards instead of just keeping it as a dirt driveway.

Mr. Morin confirmed that by adding just one additional house, they would not need to improve the road.

Mr. Gillespie stated that he understood that he would need state DOT approval as well.

Mr. Viel opened the public hearing at 7:45 p.m.

Mr. Evans stated that they would usually need Select Board approval to build on a private road. Mr. Morin confirmed that the Select Board has signed off on many similar houses in past years.

The public hearing was closed at 7:54 p.m.

Other: The Board decided to review the regulations for updates at a later meeting.

Public Comment: No public comments.

Mr. Viel stated that there are three (3) open positions for the Planning Board; one (1) for one (1) year and two (2) for three (3) years.

Mr. Morin stated that there are two (2) positions open for Select Board members.

88 **Minutes:** 12/13/23
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90 *Mr. Davies made the motion to approve the minutes of 12/13/23 as amended. Mrs. Bascom*
91 *seconded the motion. The motion passed by a vote of 4-0-0.*
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93 *Mr. Viel made the motion to adjourn. Mr. Morin seconded the motion. The motion passed by*
94 *a vote of 4-0-0.*
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96 Transcribed per video.
97 Respectfully submitted,
98 Alana J. Kenney, Land Use Clerk
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100 Edited by Susan P. Mooney, Secretary