

Nottingham Planning Board Meeting

DATE: July 26, 2023

Official Minutes

Call to Order

Members Present: Susan Mooney, Secretary; John Morin, Select Board Ex-Officio Representative; Teresa Bascom, Member; Charlene Andersen, SRPC Representative; Robert “Buzz” Davies, Alternate.

Members Absent: Eduard Viel, Chairman; Ian MacKinnon, Vice Chair.

Alternate Seated and Voting: Mr. Davies was seated and voting for Mr. MacKinnon.

Others Present: Blair Haney, SRPC; Alana Kenney, Land Use Clerk; Denis Hamel, GM2 Associates; Stephen Sawyer, GM2 Associates.

Call to Order

The meeting was called to order at 7:02PM. Ms. Mooney stated that the Board was struggling to meet a quorum this evening.

Public Hearings

Case # 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 twentyfive (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, 8.2 permits a request for lots that have a larger than maximum area, allow frontages less than prescribed, and allow a reduction to the landscape buffer.

Ms. Mooney stated that the applicant has requested that this case be continued.

Mrs. Bascom made the motion to appoint Ms. Mooney as acting Chair for this evening, per Article III, Section 6 of the Planning Board By-Laws. The motion was seconded by Ms. Anderson. The motion was unanimously approved by a vote of 5-0-0.

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Ms. Andersen made the motion to continue Case # 23-004 SUB Residences At Fort Hill - Smoke St & Fort Hill Rd to September 13, 2023 at 7:00PM. The motion was seconded by Mrs. Bascom. The motion was unanimously approved by a vote of 5-0-0.

Case # 23-005 SIT Nottingham Business Park - 145 Old Turnpike Rd (Continued): Application from GM2 Associates, Inc. on behalf of Nottingham Business Park, LLC to complete construction of a 176,000 square foot building, paved access drives and parking areas, stormwater management systems, an existing onsite well for domestic water supply and fire suppression, and an onsite septic system. The proposed use of the building and site will be a warehouse for light industrial manufacturing. There are currently 26 loading docks for tractor-trailer loading and unloading. There are 119 paved parking spaces including 8 handicapped spaces of which, two are van accessible. This property is located at 145 Old Turnpike Road, in Nottingham, NH, and is identified as Tax Map # 003, Lot # 010.

Denis Hamel and Stephen Sawyer, both of GM2 Associates, came forward and introduced themselves on behalf of the applicant. Mr. Hamel stated that he will be retiring in two (2) days and that Mr. Sawyer will be taking over his caseload. Mr. Hamel reported that the applicants have received comment from CMA Engineers, and that they are in the process of adjusting their plans according to the comments provided. They also had a conversation with the Fire Chief yesterday [07/25/23] and that they are awaiting word from him as to whether or not they will need to install a cistern. Mr. Hamel noted that they are interested in designing their own fire suppression system using the existing well and water located on site.

Mr. Morin asked if they had received any response regarding the project being a development of regional impact. Mr. Hamel reported that they have not. Ms. Mooney noted that the Board has not as well.

Mr. Hamel requested that they be granted another opportunity to come before the Board in September to further this discussion.

Mr. Morin asked if the property owners would be responsible for cistern maintenance if one should be put in and noted that the Town is responsible for cistern maintenance in subdivisions. Mr. Hamel replied that the property owners would be responsible for cistern maintenance if one is required.

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Ms. Andersen made the motion to continue Case # 23-005 SIT Nottingham Business Park - 145 Old Turnpike Rd to September 27, 2023 at 7:00PM. The motion was seconded by Mrs. Bascom. The motion was unanimously approved by a vote of 5-0-0.

Mr. Morin excused himself from the meeting at 7:12PM, as he had another meeting to attend.

Other

None.

Public Comment

None.

Approval of Minutes

There was discussion and agreement to table approval of the July 12, 2023 meeting minutes until the next meeting.

Select Board and Staff / Board Member Updates

Mr. Haney stated that he had heard that the Town of Lee may be providing comment regarding Case # 23-005 SIT Nottingham Business Park - 145 Old Turnpike Rd but that he has not heard from them yet. He reported that SRPC would be providing comment.

Mr. Davies had no update.

Mrs. Bascom had no update.

Ms. Mooney reported that the Nottingham Conservation Commission met recently. She reported that they are still looking for members if anyone is interested.

Ms. Andersen had no update.

Adjourn

Mrs. Bascom made the motion to adjourn. The motion was seconded by Ms. Andersen. The motion was unanimously approved by a vote of 4-0-0.

The meeting was adjourned at 7:14PM.

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115 Respectfully submitted,

116 Rachel Russell Leed, Transcriber