

Nottingham Planning Board  
August 26, 2015

*Accepted: September 23, 2015*

**Members Present:** Dirk Grotenhuis, Chairman; Eduard Viel, Vice-Chairman; Donna Danis, BOS Rep; Gary Anderson, SRPC Rep; John Morin, CIP Rep; Charlene Andersen; Susan Mooney, Secretary; Teresa Bascom, Alternate; Robert “Buzz” Davies, Alternate  
**Others Present:** Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Christian O. Smith, PE, Engineer; Joseph Falzone, Applicant; Paul Miliotis, Conservation Commission; Herbert Calvito, Public; Cheryl Smith, Conservation Commission  
Call to Order at: 7:00pm

**Public Hearing**

- Maple Ridge Compliance Hearing (case description and history below)
  - **Case #P13-02-SUB** – Maple Ridge – 154 acre parcel which fronts both Friar Tuck Lane and Oakridge Road – Map 10 Lot 10, Map 8 Lots 8-21, Map 8 & 10 Lots 9 & 10 - Application for a proposed open space 41 lot subdivision. Property is owned by Harbor Street Limited Partnership, Brian M. & Jennifer Spagna, Seth F. & Pearl I. Peters. Continuance Hearing
    - **SEPTEMBER 25, 2013:** A motion was made by Mrs. Mooney; “To grant conditional approval for Case #P13-02-SUB, seconded by Mr. Grotenhuis with the following conditions:
      - 1. Boundary markers set and certification submitted.
      - 2. Subdivision approval by the State
      - 3. DES permit for Alteration of Terrain
    - The Board approved the application, with a vote of 7-yes, 0-no, 0- abstentions.

Susan Mooney as the Planning Board representative of Nottingham Conservation Commission, gave a brief history of the case which has been ongoing for 3.5years. The Conservation Commission and members of the Town met with Mr. Falzone and his agent several times to see if they could put a portion or most of the parcel into Conservation Easement. Ultimately NRCS could not fund the project.

Mr. Chairman stated that the outstanding conditions of approval have all been met. Mr. Smith from Beals Associates spoke briefly regarding the conditions and when they were met. They have a three page easement plan in addition to the Subdivision plans to prevent a cluttering of the plans for the Registry of Deeds, resulting in six recordable plats instead of three.

**Motion made by:** Mr. Viel to approve the applications conditions as having been met for Case #P13-02-SUB.

**Seconded by:** Mrs. Mooney

**Vote:** 7-0-0 **Motion passed**

- **Set Subdivision Regulation update Public Hearing date**
  - Date set for September 23, 2015
    - Need to add Road Cross Section
    - Bring 6 copies to Nottingham Day

Public Hearing closed: 7:13pm

**Board of Selectman & Staff Update**

Donna Danis updated:

- Operating Budget and CIP planning is beginning
- Parking issues at Town Beach -Looking to develop an Ordinance requiring parking permits as a way to enforce.

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- Marston Property- RFP for a conceptual design is due by September 25<sup>th</sup>
- Pawtuckaway Lake- milfoil infestation found by a weed watcher- DES responded quickly and will be following up in September.

Gary Anderson briefed the Board regarding his training for SRPC- Recommended having a training regarding aquifer protection.

Mr. Colby and Town staff will be inventorying the condition and history of Town roadways.

Mrs. Mooney stated the Conservation Commission would like to meet with the Board. The Board requested the letter to the Board of Selectman dated early July, from the Planning Board Chairman and Vice-Chairman, clarifying the Board of Selectman minutes, be sent to all the Board members.

Discussed invitation from the Raymond Planning Board- two Board members plan to attend. A list of topics for the Raymond meeting will be generated at the next meeting. The following are items that were briefly reviewed and may be considered for future agendas:

- Impact Fees- Either continue them or eliminate them. A five year study is required in 2016 per the Town Zoning Ordinance, Article IV Section W.8. The Board requested an estimate be obtained from a professional to update the impact fees.
- Methods of notifying the Board regarding conditions on cases being met prior to signing the plans.
- Methods of getting Planning Board information out to the public- Facebook, improving recording playbacks on website
- Suggestion to add *Public Comment* as an agenda item on future agendas - to appear more welcoming to the community
- Discussed Zoning Ordinance changes for March election- Definition section
- The Board agreed the priorities are: The Budget and the Zoning Ordinance Update

**Minutes**

○ June 10<sup>th</sup> and July 8<sup>th</sup>

**Motion made by:** Mr. Anderson to accept the minutes for both June 10<sup>th</sup> and July 8<sup>th</sup> as Submitted.

**Seconded by:** Mr. Viel

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

**Other Discussions:**

Law lecture series- members will be registered 8-27-2015 and informed of the dates and locations for their chosen topics.

Mr. Morin was requested to inquire to the School Board if someone will represent the school on the Town Capital Improvement Projects stating that the Planning Board highly recommends it.

**Adjournment**

**Motion made by:** Mrs. Mooney

**Seconded by:** Mr. Anderson

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

**Adjourned at:** 8:24pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk