

Nottingham Planning Board Site Walk

DATE: July 20, 2022

Official Minutes

Members Present: Eduard Viel, Chair; Susan Mooney, Secretary; Charlene Andersen, SRPC Rep; Gary Anderson, SRPC Rep; Sandra Jones, Alternate

Members Absent: Ian MacKinnon, Vice-Chair; Sherry Sandler, Member; Robert “Buzz” Davies, Alternate; Ben Bartlett, BOS Ex-Officio Member;

Alternate Seated and Voting: None

Conservation Commission Members Present: Sam Demeritt, Chair; (Susan Mooney, Secretary, noticed above); Cheryl Smith; Mary Colvard

Others in Attendance: Roscoe Blaisdell, Applicant’s Rep; Alden Beauchamp, Applicant’s Rep/Wetland Scientist; Robin Comeau, Applicant; Tony Comeau; Amanda Comeau; Lauren Rowell, Abutter; Peter Rowell, Abutter; Britney Stoddard; Dan Stoddard; Eric Comeau; Steve Mathes; Kris Doyle

Call to Order

Call to Order at 5:30 PM by Mr. Viel.

Public Site Walk

Case# 22-009-SUB: Application from Robin Comeau requesting a two (2) lot subdivision. The property is located at 176 Stevens Hill Road, in Nottingham, NH, and is identified as Tax Map 49, Lot 4. Stevens Hill Road is designated as a scenic road.

Mr. Viel explained the purpose of the scheduled site walk was to view the existing site, receive an overview and hear a description of the proposed project. Please refer to previous Board minutes when Case # 22-009-SUB was heard so to note previously discussed details.

Ms. Comeau handed out a printout of a screenshot from the Town of Nottingham Online Tax Cards & MMaps highlighting the abutting parcel and where wetlands are shown. Mr. Viel advised that these maps are for reference only, onsite surveys are always better indicators of site specific characteristics. Mr. Blaisdell and Mr. Beauchamp initially led the tour beginning at the southern property boundary of the proposed new lot. Board members and those in attendance followed along westerly along the proposed driveway. The area of poorly drained soils/wetlands was identified, it was noted the currently filled area does have a culvert installed, a question was raised regarding culvert sizing, this will be discussed further during the next public hearing. Various wetlands plants were pointed out in this area. The walk continued on following the

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proposed driveway up to the proposed building site where the proposed 4k area was shown. The walk then proceeded from the proposed building site along a potential alternate driveway path to the northern boundary of the proposed lot. The cemetery in the middle of the current parcel was identified, proposed driveway would remain more than 25' from this area. Mr Blaisdell noted two possibilities for alternate driveway placement, one being circuitous utilizing the current proposed driveway opening, the other would move the proposed driveway curb cut to the northern boundary. Mr. Blaisdell indicated current proposed driveway will likely only require one culvert, the other two options would likely require three. These culvert counts do not include any potential culvert required for a driveway permit. The walk then proceeded back to the starting point where the second cemetery at the far southeast corner of the proposed lot is.

Mr. Viel confirmed no additional site walk pertinent questions remained. He advised all in attendance any further discussion or comments can be made when the case is next on the agenda - Public Hearing continuance scheduled for August 10th, 2022 at 7pm at Town Hall and thanked all for attending.

The Site Walk was adjourned at 6:04 PM.

Attachments: Tax map print out from Ms. Comeau