

Nottingham Planning Board Site Walk

Date: Saturday, March 20th, 2024

Official Minutes

Members Present: Eduard Viel, Chairman; Susan Mooney, Secretary; Teresa Bascom, Member/SRPC Alternate; Chris Evans, Alternate

Members Absent: Ian MacKinnon, Vice-Chair; John Morin, BOS Representative; Robert “Buzz” Davies, Alternate

Others Present: Blair Haney, SRPC Representative; Alana Kenney, Land Use Clerk; Joseph Falzone, Applicant; Scott Cole, Engineer; Colton Gove, Developer; Brandon Quigley, Environmental Services; Wayne Bibeau, Abutter; Jenny and Nate Bernitz, Abutters; Cheryl Smith, Conservation Commission; Tammy Defrancesco, Abutter; Jim George, Abutter; Nicole Robbins; Jim Kelly, Resident; Drew Stevens, Resident; Mary Colvard, Conservation Commission; Peter Wawrzonek, Resident; Steve Soroff, Resident; Susan and Joe Medeiros, Residents; Judith and Doug Cummings, Residents; Sam Demeritt, Conservation Commission

Call To Order: The meeting was called to order at 10:00 a.m.

Case # 24-001 LLA & 24-002 SUB – Falzone – Raymond Rd

Application from Joseph Falzone, on behalf of The Forgotten MTN Realty Trust, requesting approval for a 16-Lot Open Space Development (OSD) subdivision off Raymond Road in Nottingham, NH. The properties are identified as Tax Map #69, Lot #'s 17 and 19.

Mr. Viel opened the meeting, introduced the Planning Board members and applicants/ reps and gave a summary of the case to date as well as the purpose of the site walk

The site walk was led by Mr. Scott Cole of Beals Associates. He handed out plans to anyone who wanted them. The group started off at the entrance of the proposed street and moved along the marked areas where the street would be located. Mr. Cole pointed out locations of test pits and lots along the way.

Mr. Cole pointed out where a culvert would be placed about 16 feet above the current area. Although the area was wet, it did not meet all three criteria for wetlands. The three criteria for an area to be classified as wetlands are the plants, hydrology, and hydric soils. Hydric soils were not in the location of the proposed street/culvert. Mr. Cole also pointed out that there would be no impact on vernal pools in that area either.

The group walked up along the hill to where the proposed cul-de-sac would be located. There was discussion about the area being of high environmental impact and that there was wildlife there that would be affected including endangered species.

41 The group walked back down the hill to where Mr. Cole pointed out the last catch basin that would
42 be filled from swales near the abutters. The walk ended back at the proposed entrance of the
43 subdivision.

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45 *The meeting was adjourned at 11:57 a.m.*

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47 Respectfully submitted,

48 Alana J. Kenney, Land Use Clerk