

Nottingham Planning Board
January 9, 2019

Approved: January 23, 2019

Board Members Present: Dirk Grotenhuis, Chair; Eduard Viel, Vice-Chair; Tony Dumas, BOS Rep; Susan Mooney, Secretary; Joseph Clough, CIP Rep; Teresa Bascom; Gary Anderson, SRPC Rep; Robert “Buzz” Davies, Alternate

Others Present: JoAnna Arendarczyk, Land Use Clerk; Ben Bartlett, Resident

Call to Order at: 7:04pm

Public Hearing

Review request for continuation to January 23, 2019 at 7:00pm:

Continued-Case 18-004-SIT

Application from SBA Towers c/o Terra Search requesting a Site Plan Approval for the relocation of a wireless communication tower from 165 Old Turnpike Road to 175 Old Turnpike Road. The property is located at 175 Old Turnpike Road in Nottingham, NH and is identified as Tax Map 3 Lot 6 Sublot 1.

Motion Made By: Mrs. Bascom to accept the request for continuation for case # 18-004-SIT to January 23, 2019 at 7:00pm

Seconded By: Mr. Anderson

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

It was noted that January 23, 2019 marks the 56th day since the application was accepted. The Board must vote on the case at the January 23, 2019 meeting.

Public Meeting

Note: The agenda did not have the below conceptual listed:

Conceptual- Ben Bartlett 128 Raymond Road (located across from Barderry Lane) - Landscaping and plowing- small business

Mr. Bartlett presented the Board members with a sketch of his property identifying the area currently used for his home business as well as the location he plans to place the proposed structures (sand storage shed and a temporary “carport” for the truck). The storage shed would be 20’ long x 20’ high, constructed primarily out of utility poles with a metal roof. There would be no power to the structure, he plans to use solar/motion sensor lighting. The best location for the structures is under the power lines that cut through his property. He currently does not have an office or employees.

The Board recommended Mr. Bartlett review his Easement regarding the utility lines to be sure he abides by any deed restrictions. Based on the conceptual plan presented the setbacks would be adhered to at 50 feet or more on all sides.

The business doesn’t fall in the permitted uses of a Minor Home Occupation, or a Commercial, therefore the Board agreed that it would be considered a Major Home Occupation and therefore would require a Site Plan Review. Mr. Bartlett agreed to do the work necessary to be compliant with the regulations.

Discuss Zoning change that deletes Residential as a permitted use in the Commercial/Industrial zone

Acting in accordance with the Master Plan, the intent is to remove residential use as a permitted use within the Commercial/Industrial (CI) Zone. Ultimately the Board agreed to delete permitted use wording in sections E and F that is already specified within each zone district and district regulation sections.

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Motion Made By: Mr. Viel to approve the proposed changes to Article II E& F as discussed and amended

Seconded By: Mr. Dumas

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

Public Hearing meeting set for: January 21, 2019 7pm

Board of Selectmen and Staff/ Board Members Update

Joe Clough- CIP Rep: Will need someone from board to attend some of the meetings if possible

Gary Anderson- Strafford Regional Planning Commission: The **New Hampshire Planning and Land Use Regulation** books are available and were picked up by Ed Viel (Thank you). A pedestrian death occurred in Stratham around New Year's Eve. This has heightened the focus on pedestrian safety planning.

Susan Mooney- Master Plan Update Subcommittee: The trails committee has been working to clear and possibly make trails for public access along with signage.

Dirk Grotenhuis: The Board received a copy of a denial letter from NH DES to the Town regarding the Town's request to amend the monitoring of the town owned landfill to biannual vs annual. A copy of the new Town and City magazine is available in the Land Use Office.

Tony Dumas- Board of Selectmen: Budget preparation is ongoing. The December 27, 2018 Private Road discussion/ workshop was a huge turnout. Some misconceptions were identified and cleared up. It is going to be a process to get to a solution.

JoAnna Arendarczyk-Land Use Clerk: Confirmed with the Board that the Planning Board Report for the 2018 Town Report is accepted for submittal.

Public Comment

No one present

Minutes

Planning Board Meeting Minutes:

September 26, 2018

October 10, 2018

October 24, 2018

November 14, 2018

November 28, 2018

December 12, 2018

Site Walk Minutes

June 27, 2018 Site Walk

December 1, 2018 Site Walk

Motion Made By: Mr. Viel to accept the minutes listed above as amended.

Seconded By: Mrs. Bascom

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

Adjournment

Motion made by: Mrs. Bascom

Seconded by: Mr. Clough

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

Adjourned at: 8:14pm

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94 For the Nottingham Planning Board ~ JoAnna Arendarczyk, Land Use Clerk