

Nottingham Planning Board

January 27, 2021

Approved: February 10, 2021

Planning Board Members Present: Eduard Viel, Vice-Chair; Tiler Eaton, BOS Rep; Susan Mooney, Secretary; Gary Anderson, SRPC Rep Ian MacKinnon; Robert “Buzz” Davies, Alternate; Leanne Gast, Alternate

Board Members Absent: Dirk Grotenhuis, Chair

Others Present: JoAnna Arendarczyk, Land Use Clerk; Stefanie Casella, SRPC Planner; Scott Frankiewicz, Surveyor; Lloyd Nickerson

Alternates Seated and Voting: Mr. Davies for Vacant seat
Ms. Gast for Mr. Grotenhuis

Call to order: 7: 00pm

The Vice-Chair read the following:

The Chair of Nottingham Planning Board has found that, due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor’s Emergency Order #12 pursuant to Executive Order 2020-08, boards thereof are authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor’s Emergency Order.

The Nottingham Planning Board is utilizing Zoom for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and if necessary, participate in the meeting.

Roll call: to publicly account for the members present

Public Hearing

Continued Case #20-009-SUB (1st meeting December 9, 2020)- Application from Marilyn & Jeffrey Cole, requesting to subdivide 31.18 acres into six (6) lots, two (2) commercial lots on Rte. 4, one (1) residential lot on Smoke Street and three (3) residential lots on Kennard Road. The property has frontage on Rte. 4, Smoke Street and Kennard Road in Nottingham, NH and is identified as Tax Map 6 Lot 16.

Mr. Viel began by noting that scenic road impact is confirmed for Kennard road and will therefore be continued, if for no other reason, to allow posting this case as a scenic road impact case. Meeting with the Nottingham Conservation Commission (NCC) is now a requirement as well due to the Scenic Road status on Mitchell Road (Subdivision Regulations 15.3.6 #2).

Mr. Viel summarized the case to date as well as confirmed variance received to allow residential use in the commercial district. Ms. Casella noted some highlights from her review of the case (file).

Mr. Frankiewicz, the surveyor, spoke to some of the changes made to the plan, the biggest being that they have reduced the number of commercial/ industrial (C/I) lots to a single larger lot due to the wetland area, thereby giving a larger building envelope for that lot. The slope for proposed lot 16 was reevaluated and is now less than 25%. Proposed lots 16-2 and 16-3 are now proposed to have a shared driveway to mitigate the steep slope impact. However, the recent proposal does not share a common boundary line. After discussion, the applicant agreed to consider proposing a shared driveway on the common boundary line. This would likely impact the steep slopes but at a lesser impact than two separate driveways. The decision on this will be made after meeting with the NCC on February 8, 2021 if possible (Applicant will

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coordinate with the NCC Chair). Waivers would be required for the steep slopes on the driveways (Subdivision Regulations 9.7 & 20.2.4.)

-Regional Impact

The Board agreed that this is not a regional impact case at this time.

Motion Made By: Mr. Mackinnon this project does not have a regional impact.

Seconded by: Mr. Anderson

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

Other items discussed and agreed to by the applicant:

- Another test pit will be done on lot 16 so that the 4k area is in the contiguous area
- Riprap will be used for erosion control on Kennard Road lots
- Underground utilities note will be added
- Fire/Police and Public Works Director comments are pending
- Sensitive species, buffers, and National Heritage Bureau report
 - Will address with Conservation Commission
 - Not addressed initially as wetland, alteration of terrain permits, or state subdivision approvals not required
- No-cut-zone (22E on Project Application Checklist)
 - Identified as the 50ft buffer
- Site Walk
 - To be determined pending NCC comments
 - Request proposed driveways to be staked for any potential viewing by Board members or abutters

Public Comment Opened: 7:35pm

No one spoke

Mr. Frankiewicz agreed to deliver updated plans on February 3, 2021.

Motion Made by: Mr. Mackinnon to continue Case #20-009-SUB on February 10, 2021 at 7:00pm.

Seconded by: Mrs. Mooney

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

Public Meeting

Sign Plans for Case #21-001-LLA- The Chair agreed via email to sign plans on behalf of Board.

Public comment

No one spoke

Staff/ Board Members Update

Tiler Eaton- BOS Update- Meeting on January 25, 2020 The BOS assigned Fire Chief Jay Vilchock to be the Town's Emergency Management Director. Town Meeting Deliberative sessions for both Town and school will be April 17, 2021 and Election Day will be June 8, 2021. He added that the deadline for signing up for elected Town positions is Friday January 29, 2021.

Susan Mooney- Nottingham Conservation Commission- There is an open position on the NCC. Applications to be made to Select Board through the Business Office.

Minutes

October 28, 2020

November 18, 2020

December 9, 2020

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93 January 13, 2021

94 The Chair requested via email to table January 13, 2021 minutes to the next meeting.

95 **Motion Made by:** Mr. Anderson to approve the October 28, 2020, November 18, 2020, December 9,
96 2020 minutes as edited.

97 **Seconded by:** Mr. Mackinnon

98 **Roll Call Vote:** 7-0-0 **Motion Passed**

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100 **Adjournment**

101 **Motion Made by:** Mr. Viel

102 **Seconded by:** Mrs. Mooney

103 **Adjourn at:** 7:51pm

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