

Approved: February 13, 2019

Board Members Present: Dirk Grotenhuis, Chair; Eduard Viel, Vice-Chair; Tony Dumas, BOS Rep; Joseph Clough, CIP Rep; Teresa Bascom; Gary Anderson, SRPC Rep;

Members Absent: Susan Mooney, Secretary; Robert “Buzz” Davies, Alternate

Others Present: JoAnna Arendarczyk, Land Use Clerk;

Call to Order at: 7:03pm

Public Hearing

• ***Proposed changes to the Zoning Ordinance:***

To amend Zoning Ordinance Article II, Section E Commercial/Industrial Zone (Route 4) to delete the Permitted Use of Residential Single Family and multifamily not to exceed four (4) units.

And

To amend Zoning Ordinance Article II Section F Multi-family Development to delete permitted use wording in this section that is already specified within each zone district and district regulation sections.

These proposed changes are consistent with the action items within the current Master Plan.

No public was present for this hearing.

Mr. Grotenhuis used the projector screen to display the Zoning map which highlighted the Route 4/ Old Turnpike Road designated Commercial/ Industrial District. He also displayed another map which highlighted the recent residential development along that designated area, which is contrary to the Master Plan. The Master Plan encourages maximizing the Commercial areas for commercial purposes which leads to less of an impact to school, police and fire. Additionally it was noted that State corridors are more appropriate for commercial development.

Mr. Grotenhuis then presented the current Zoning Ordinance Article II Section E and F and the language that would be struck and the new language to be added should the proposed changes be approved at the March election. It was also noted that whatever use is present along the Commercial/Industrial areas on Route 4/ Old Turnpike Road, will continue to be allowed. The purpose of this language change is to limit future permitted use in that zone.

Mr. Dumas drew attention to the highlighted town center district on the zoning map which is in keeping with the small town feel and that larger businesses are kept away by being permitted along Route 4/ Old Turnpike Road corridor area.

Mr. Grotenhuis informed the listeners that the door is open but no public is in attendance.

Public Hearing Closed: 7:15pm

Mr. Grotenhuis acknowledged the response received from legal supporting the change.

Motion Made By: Mrs. Bascom to “approve the amendment to the Zoning Ordinance for Article II, Section E Commercial/Industrial Zone to delete the Permitted Use of Residential Single Family and multifamily not to exceed four (4) units and to amend Zoning Ordinance Article II Section F Multi-family Development to delete permitted use wording in this section that is already specified within each zone district and district regulation sections for the ballot.

Seconded By: Mr. Dumas

Vote: 6-0-0 **Motion Approved**

Adjournment

Motion made by: Mr. Viel

Nottingham Planning Board
February 4, 2019

47 **Seconded by:** Mrs. Bascom

48 **Vote:** 6-0-0 **Motion Passed**

49 **Adjourned at:** 8:20pm

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