

Nottingham Planning Board
February 13, 2019

Approved: April 16, 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; JoAnn DiDona, Seller; David McDermott, Seller; Anthony Marchand, Abutter; Laura Horning, Applicant; Cassandra Horning, Manager for Applicant; Steven Paquin, Professional for Applicant; Mary & John Pierce, Abutter

Call to Order at: 7:00pm

Public Hearing

- *Case #19-001-SIT- Application from Laura A. Horning, requesting a Site Plan Approval for a Restaurant/ Pub/ Tavern with Full Liquor License. The property, owned by David McDermott of McDermott Realty Trust, is located at 186 Old Turnpike Rd in Nottingham, NH and is identified as Tax Map 2 Lot 8A Sublot 4.*

Note: This is a change of use to an approval received in 1988 (ZBA case #2-88).

Mr. Grotenhuis noted the application is lacking some information necessary in a Site Plan Review. Due to this being an amended Site Plan he believes some leniency could be allowed. Some of the current regulation requirements may still be required.

The applicant, Laura Horning and her professional adviser, Steven Paquin, presented the plan to Board. The applicant used Site Plan materials from the current business, Daniels Hall, Site Plan (dated May 31, 1987). The plan is to change the interior from an open hall to restaurant seating and expand the current commercial kitchen area to provide a larger array of food choices. Mrs. Horning mentioned that she does have a menu ready, which was not ready at the time of the application. The other change is to re-apply for the full liquor license so it would be in her name. A water analysis and septic test have also been completed since the application was submitted. Mr. Grotenhuis reviewed his list noting the materials that were lacking per his review dated 2/13/2019(file and attached).

The Board noted that the Code Enforcement Department and the Fire Department will review the application once it is accepted by the Board. They will comment on the safety aspects in areas like parking, kitchen and seating. The applicant stated that there is currently a commercial kitchen with fire suppression system however she plans to expand the size.

Gravel area shown on Site Plan is now paved (concern about wetland)

The septic has been reviewed at the local level and has been approved, it will be reviewed at the state level as well.

South of the facility, driveway and parking area, the elevation rises to an extent that runoff would not flow in the direction of the wetland located to the south of the parcel. The Board also requested that snow storage be depicted on the plan.

The driveway easement (noted as missing on the plan) is identified on the plan as note 5. The location of the driveway and its shared access with the Automeister business should also be addressed by the Fire Department.

Mr. Grotenhuis recommended not accepting application due to the lack of information supplied, however he supports the change of use.

The Board and applicant discussed the options of the next meeting dates and due dates for deliverables of a revised application.

Nottingham Planning Board
February 13, 2019

Motion Made By: Mr. Viel to continue the acceptance of Case #19-001-SIT- Application from Laura A. Horning, for a Site Plan Approval for a Restaurant/ Pub/ Tavern with Full Liquor License to February 27th with deliverables by the 20th at 7pm.

Seconded By: Mrs. Bascom

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

The applicant was informed to contact the Land Use Clerk if a need for an extension arises should the 20th be unattainable for updated materials.

The public was informed that public comment could not be opened until application is accepted. They were also advised to visit the Planning Board website for updates regarding potential changes in meeting dates should the applicant need to request an extension.

Board of Selectmen and Staff/ Board Members Update

CIP Summary- Joe Clough- reviewed the CIP summary

The Board discussed the Highway Department request for an excavator and trailer and the benefits to the Town in owning those rather than renting one as has been done in the past. Mr. Clough stated that current projection indicates the solar panels on the Town Hall and the Fire Station will be powering all the town buildings by 2024. Mr. Dumas added that part of the package for the solar panels is access to a web interface which would provide information to the public regarding how much energy is being offset.

Master Plan Update Subcommittee- Joe Clough and Susan Mooney- The subcommittee will be meeting with the Recreation Department staff at the next meeting February 19th. One idea to present to the recreation department is to co-designate the Marston Property parking area as a Park and Ride location as well as the other plans.

Mrs. Mooney- Asked if an “Interagency Manual” could be developed. This would outline the process/ protocols to lead people through the checklist and timelines for new ordinances and encumbering funds. Mr. Dumas stated that he will check with the Board of Selectmen regarding this. The Board also wondered if the future Planner could do this.

Mr. Grotenhuis- Informed the Board that the job description for the Planner position has been ironed out and should be going out with in a week. It may be outsourced to SRPC due to the position being a part time position. If one is not hired within a month he recommends outsourcing. He also added that he missed the opportunity to sign for up re-election but is interested in running again as a write-in. Mr. Viel is a candidate for re-election too.

Mr. Viel- Candidates night March 5th 6:30pm at the Nottingham School Cafeteria.

Board of Selectmen Update- Dumas- The budget is approved for the warrant article. The Budget Committee is planning to reduce from 9-7 members. The Board of Assessors has put in a warrant article to dissolve due to lack of interest. The Board of Selectmen would fill in with an “Assessing Boot Camp” to guide them through the process.

Mrs. Bascom- 300th Committee meeting March 19th 7pm.

Land Use Clerk- Joanna Arendarczyk- Requested permission to allow the Building Inspector (Dale Sylvia) to implement a Technical Review Committee for the large projects. This would include all the major departments including the Recycling Department. Mrs. Arendarczyk also suggested considering a future Impact Fees Review include funds toward the Recycling Department.

Public Comment

(The Board cannot respond to comments made about specific properties, projects, or applications) No public present to speak.

Planning Board Meeting Minutes:

Nottingham Planning Board
February 13, 2019

91 January 23, 2019-
92 February 4, 2019-
93 **Motion Made By:** Mrs. Bascom to approve the minutes as edited for both January 23rd and
94 February 4th 2019.

95 **Seconded By:** Mr. Clough

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

97

98 **Adjournment**

99 **Motion made by:** Mr. Viel

100 **Seconded by:** Mr. Anderson

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

102 **Adjourned at:** 8:20pm

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

104 **Attached:**

105 Mr. Grotenhuis application review notes- 2/13/2019