

Nottingham Planning Board
March 8, 2017

1 *Approved: April 12, 2017*

2 **Members Present:** Eduard Viel, Vice-Chairman; Charlene Andersen, BOS Rep; Susan
3 Mooney, Secretary; Gary Anderson, SRPC Rep; John Morin, CIP Rep; Robert “Buzz”
4 Davies, Alternate

5 **Members Absent:** Dirk Grotenhuis, Chairman; Teresa Bascom;

6 **Others Present;** Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk;
7 Jerry Mailloux, Shea Concrete; Cody Merrill, Applicant; Alan Merrill, Applicant; Bill
8 Gregsak, Engineer; Pamela Currier, Abutter; John Currier, Abutter; Therese Merrill,
9 Applicant; Kristen Lamb, Abutter; Pat Pickford, Abutter

10 **Alternate seated and voting:**

- 11 • Mr. Davies for Mr. Grotenhuis

12 **Call to Order at:** 7:00pm

13 **Public Hearing**

14 **Public hearing continuation opened: 7:01pm**

15 **Case #P17-002-SIT-** Application for a Site Plan Review from Greg Stratis, of Concrete
16 Products of Londonderry, Inc. (Shea Concrete Products). To construct a 50’ x 100’
17 manufacturing building and expand product storage area. The property is located at 160
18 Old Turnpike Road, Nottingham, NH 03290 and is identified as Tax Map3 Lots2-2 &2-1.

19 **Mr. Veil recused himself as an abutter- Mrs. Mooney filled in as “chairman”**

20 **VOLUNTARY LOT MERGER:**

21 Mr. Colby stated that the application for the lot merger has been received and is signed
22 by all but the Assessing Board (act as though it is final). Once approved it will be Tax
23 Map 3 Lot 2-2.

24 **APPLICATION:**

25 Mr. Colby stated staff found the application to be complete.

26 **Motion made by:** Mr. Morin to accept the application as complete

27 **Seconded by:** Mr. Anderson

28 **Vote:** 5-0-0 motion passed

29 **PLAN:**

30 Mr. Gregsak informed the Board of the plan to construct a building for a large machine
31 that will core holes in precast concrete manholes and catch basins this will automate a
32 current manual process. They also want to expand their product storage area and that is
33 shown on the plan as well. Mr. Gregsak also mentioned the dredge and fill plan and the
34 rain garden area due to increased impervious area.

35 **Board discussion:**

36 Topics raised by the Board- replies from the applicant:

- 37 • Traffic Flow- Not much; a forklift and the occasional tractor trailer truck picking
38 up finished products. It is very rare for a homeowner to be on the site because
39 much of the product is too heavy.
- 40 • Mrs. Mooney informed the applicant that the Conservation Commission is
41 interested in the area near the wetlands. The applicants are willing to attend the
42 Conservation Commission meeting on Monday, March 13, 2017 at 7:00pm.
- 43 • Bathrooms- No bathrooms are needed per building code
- 44 • Additional parking- No new parking needed, employee parking is already
45 sufficient

46 **Public comment opened:** 7:13pm

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- 47 • Ed Viel- Abutter on Garland Rd: Concerned about the wetlands noted on the 2006 plan
48 that are not noted on the current plan- Mr. Colby stated the applicant's Wetland Scientist
49 found the area not to be a wetland. Mr. Viel also noted that the site has changed
50 significantly over last few years with the amount of impervious surfaces. The area that
51 was de-vegetated may become an impervious area and may have infringed upon the
52 buffer for the wetland. He suggests having that looked at. He is most concerned about
53 the quality of the wetland area. Mr. Colby stated that the calculations have been made
54 and even with the new changes they are still well under the 50% limit.
- 55 • The applicant stated that a DES application is in the works- they hope to have the report
56 in a month. If the Dredge and Fill application is denied they will have to investigate a
57 different location for the building.
- 58 • Kristen Lamb- Abutter on Garland Rd: Asked how her property is going to be affected.
59 The applicant assured her that the structures will not be any closer to her property than
60 they currently are. She also asked about some shooting she heard in the past. The
61 applicant assured her that the shooting is not from their business.
- 62 • Patrick Bickford- Abutter on Garland Rd: Concerned about noise from the machines.
63 The applicant stated that the machine will be in an enclosed building and the new
64 machine does not produce any more noise than the current noise, which is not heard by
65 the abutters now. Mr. Bickford also asked about tree cutting. The applicant stated that
66 only a few will be cut. Out of the 25 acres five (5) of it is dedicated to the business and
67 20 acres is green space.
- 68 • Mr. Viel pointed out an error on the plan- Correct his and his wife's information:
69 Eduard R. Viel and Kristen E. Lamb
- 70 • Mr. Colby informed the Board that the Impact Report has been completed (file).
- 71 • Mr. Colby also informed the applicant that the setbacks apply to product storage as well.
72 There is a section that the storage is overlapping the wetland setback. The applicant
73 stated that the product storage is "movable and part of the process" it may be set there
74 one day and then gone the next day. After further discussion the Board decided to move
75 forward knowing that DES will have the last say on this and possibly the Lamprey River
76 Watershed for review.
- 77 • Mr. Colby recommended the Conservation Commission take a copy of the Drainage
78 Mitigation report for the meeting on Monday.

79 **Public comment closed:** 7:42pm

80 The applicant requested conditional approval based on the Dredge and Fill approval, to allow
81 them to move forward with hiring architects and engineers.

82 **Motion made by:** Mr. Morin to conditionally approve Case #P17-002-SIT with the following
83 conditions:

- 84 1. Approval of DES Dredge & Fill permit
- 85 2. Merger for lots; Map 3 Lot 2 Sublot 2; and Map 3 Lot 2 Sublot 1
- 86 3. Correct Current Use acreage
- 87 4. Fix Abutters names on Map 14 Lot 22: Eduard R. Viel & Kristen E. Lamb
- 88 5. Conservation Commission review

89 **Seconded by:** Mr. Anderson

90 **Discussion:** Conditional approval is allowed for 90 days.

91 **Addition to Motion:** Conditions to be met within 90 days.

92 **Vote:** 5-0-0 motion passed

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93 **Public Hearing Closed: 7:47pm**

94 **Mr. Viel returned to acting Chairman**

95 **Public Meeting**

96 • Impact Fee Questions

97 The only questions the Board had were stated at the February 22, 2017 meeting.

98 No additional questions were asked. The Board will plan a meeting for Mr. Mayberry at
99 the next meeting.

100 **Public Comment**

101 No one present to make comments

102 **Board of Selectmen and Staff/ Board Members Update**

103 • Board of Selectman- Ms. Andersen: Informational meeting regarding the USA Springs
104 Warrant Articles is tomorrow night March 9, 2017

105 • Mr. Morin announced that he is done after this meeting. He has spent 6 years on the
106 Planning Board. He is still on the Board of Assessors and there is still an open position.

107 • Conservation Commission- Mrs. Mooney: A few Commission members met with Scott
108 McMichael renter/owner of Best Buy Auto and Sandra Holl; owner of the property.
109 They made some recommendations; one was to plant pine trees to help with multiple
110 issues:

111 ○ Prevent trash from blowing into the North River

112 ○ Erosion control

113 ○ Act as a screen for abutters

114 Also will be attending a workshop March 9, 2017 on Wetland Impacts

115 • Strafford Regional Planning Commission- Mr. Anderson: Coastal flooding workshop
116 March 23rd workshop and March 17th voting on priorities for transportation 10 year plan.

117 ○ Discussion about a petition for requesting “Share the Road” signs

118 • Mr. Viel- Reminder of OEP Spring Conference e-mail.

119 • Code Administrator- Mr. Colby: Next Meeting- March 22, 2017:

120 ○ “No Business” meeting- election of officers

121 ○ Create a list of plans for 2017

122 Invite Bruce Mayberry to attend the April 12, 20017 meeting

123 **Approval of Minutes**

124 - February 8, 2017

125 **Motion made by:** Ms. Andersen

126 **Seconded by:** Mr. Davies

127 **Vote:** 5-0-1 (Mr. Morin abstained)

128 **Adjournment**

129 **Motion made by:** Mr. Morin

130 **Seconded by:** Ms. Andersen

131 **Vote:** 6-0-0 motion passed

132 **Adjourned at:** 8:11pm

133 For the Nottingham Planning Board

134 JoAnna Arendarczyk, Land Use Clerk