

Nottingham Planning Board

April 10, 2019

Approved: June 26, 2019

Board Members Present: Dirk Grotenhuis, Chair; John Morin, BOS Rep; Gary Anderson, SRPC Rep; Susan Mooney, Secretary; Teresa Bascom; Robert “Buzz” Davies, Alternate;

Members Absent: Eduard Viel, Vice-Chair; Joseph Clough, CIP Rep

Others Present: JoAnna Arendarczyk, Land Use Clerk; Christopher Berry BS&E; Leanne Gast, Nottingham Historical Society; Kevin Bassett, Applicant; Sharon Somers, Attorney; David & Linda Hanson, Abutter (Rt. 4); Lou Sera, Domus Developers; Roni Morse, Neighborhood; Bradford J. Vuono, TTEE, applicant; Edward Sweet, Abutter; Jim Franklin, Surveyor; Nan Vigars, Abutter;

Call to order: 7:02pm

Alternate Seated and Voting: Mr. Davies for Mr. Viel

Welcome John Morin as Alternate BOS/ Ex-Officio Member

Open Meeting

• **Non Public Session**

Motion Made By: Mrs. Bascom to enter a Nonpublic Session under *RSA 91-A: 3, II, I* to be held in Conference Room 2.

Seconded by: Mrs. Mooney

Roll Call Vote:

Mr. Davies	Aye
Mrs. Bascom	Aye
Mr. Morin	Aye
Mr. Grotenhuis	Aye
Mrs. Mooney	Aye
Mr. Anderson	Not present until in session (arrived at 7:05pm)

Vote: 5-0-0 **Motion Passed**

Motion Made By: Mrs. Bascom to seal the minutes taken in the nonpublic session.

Seconded By: Mrs. Mooney

Roll Call Vote:

Mr. Davies	Aye
Mrs. Bascom	Aye
Mr. Morin	Aye
Mr. Grotenhuis	Aye
Mrs. Mooney	Aye
Mr. Anderson	Aye

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

Public Hearings

To consider the following:

• ***Subdivision Conceptual for Map 70 Lot 25- Kevin Bassett resident at 101 Shore Drive***

Mr. Bassett informed the Board that he provided the Land Use Clerk with documentation from the owner of Map 70 Lot 25, in which the owner gives consent to Mr. Bassett to discuss with the Planning Board his plans to subdivide the parcel. Mr. Bassett presented to the Board several ideas he has:

- Some neighbors are interested in Lot Line Adjustments (LLA) to make their parcels more conforming.

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- Would the land owners own portions of the road?
 - If the road remains a Private road then yes the deeds should be written up to convey the land owners own to the center of either side of the road
- The Board agrees that the LLA's are a great use of the land- making the lots more conforming
- Some neighbors are interested in buildable lots
 - He is aware that he would have to upgrade the road to Class V

Mr. Bassett left: 7:50pm

• **Case #19-004-SUB/LLA- Continuation**

Subdivision and Lot Line adjustment application from Bradford Vuono, TTEE, Trustee of Phyllis I ReHill Revocable Trust of 1997. The plan is to subdivide Map 63 Lot 47 into four (4) lots and to consolidate a 3.34+/- acre portion of Map 63 Lot 47 with Map 63 Lot 88. The property is located at 147 Raymond Road in Nottingham, NH and is identified as Tax Map 63 Lot 47.

Jim Franklin, the surveyor and Mr. Bradford Vuono, the applicant, presented the revisions requested by the Board at the last hearing. The Board reviewed all the changes and moved forward with approval.

Motion Made By: Mr. Anderson to approve case #19-004-SUB/LLA- Subdivision and Lot Line adjustment application from Bradford Vuono, TTEE, Trustee of Phyllis I ReHill Revocable Trust of 1997. The plan is to subdivide Map 63 Lot 47 into four (4) lots and to consolidate a 3.34+/- acre portion of Map 63 Lot 47 with Map 63 Lot 88. The property is located at 147 Raymond Road in Nottingham, NH and is identified as Tax Map 63 Lot 47.

Seconded By: Mrs. Mooney

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

Public Hearing Closed: 8:01pm

• **Case #19-005-SUB**

Subdivision application from Domus Developers Inc. for a proposed 22 lot Open Space Development. The property is located on US Route 4/ Old Turnpike Road in Nottingham, NH and is identified as Tax Map 6 Lot 22.

Christopher Berry from Berry Surveying and Engineering discussed the disagreement regarding the Yield Plan that was outlined in the review letter dated March 21st (in file):

The Chair read the definition of Yield Plan from the Nottingham Zoning Ordinance (ZO).

Mr. Berry added that the ZO also speaks to Units. He referred to the letter submittal from their attorney (in file).

The Chair agreed that is the definition in one section of the ZO but it does not correlate with all sections.

Mr. Berry introduced his Attorney, Sharon Somers. She stated that she agrees the ZO must be read as a whole document. The discussion continued as to the applicant's logic behind the Yield Plan density outcome, until the Chair pointed out that the ZO also addresses that Open Space Development is only allowed in the Residential/ Agricultural Zones (Article IV, S.4.a).

Attorney Somers stated that due to the Zone conflict for the Open Space Development they will need to review their plan.

Ended: 8:19pm

Appoint new Alternate- Leanne Gast

The Chair added an agenda item- to appoint a new Alternate- Leanne Gast

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Motion Made By: Mrs. Bascom to approve the appointment for Leanne Gast as a Planning Board Alternate for a 3 year term.

Seconded By: Mrs. Mooney

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

Board of Selectmen and Staff/ Board Members Update

Strafford Regional Planning Commission Rep- Mr. Anderson: DOT The ten (10) year plan of objectives- closest one to Nottingham is a traffic changes near the Elementary school in Northwood. Mr. Anderson suggested the Board consider areas the Town could be eligible for by this time next year.

Conservation Commission- Susan Mooney: Office of Strategic Initiatives (OSI) conference attendees: Mrs. Mooney, Mrs. Bascom and Mrs. Arendarczyk.

Suggested requesting a meeting with the Board of Selectman to discuss topics from the Transportation Subcommittee. The Chair agreed to submit a letter highlighting the action items.

Board of Selectmen-John Morin: Emergency Lane meeting was held on Monday. Upgrades to the Community playground has begun.

Public Comment

An abutter to Case #19-005-SUB expressed concerns regarding water quality. He currently has high iron levels in his water and has been informed that if the aquifer level decreases than iron concentration will increase. He requested that an Aquifer study be required if the applicant moves forward with a large subdivision. The Chair agreed that an Aquifer study would be required.

Roni Morse spoke to Case#19-004 as well as Emergency Lane and Private Lane issues. She had requested of the Board to put conditions on upgrading the road for that case. She pointed out that the Board had said that they did not have jurisdiction on a private road. However she had read from the Subdivision Regulations in a section titled Additional Construction Standards that indicates that the Planning Board has jurisdiction to require widening the road, putting in culverts or doing an evaluation to determine if improvements are necessary. Roni Morse emphasized that she sees both large and small subdivisions should have to make improvements to the road in front of the parcel being subdivided because they own that portion of the road. The chair pointed out that off-site mitigation is required for the larger subdivisions and existing home owners on the private roads should have a plan like a home owners association.

Planning Board Meeting Minutes:

February 13, 2019, March 20, 2019

Motion Made By: Mrs. Bascom to accept both February 13, 2019 and March 20, 2019 minutes as written and edited.

Seconded by: Mr. Davies

Vote: 5-0-1 **Motion Passed** (Mr. Morin Abstained)

Adjournment

Motion made by: Mrs. Bascom

Seconded by: Mrs. Mooney

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

Adjourned at: 8:42 pm

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