

Nottingham Planning Board

May 27, 2020

Approved: June 24, 2020

Board Members Present: Dirk Grotenhuis, Chair; Eduard Viel, Vice-Chair; Susan Mooney, Secretary; Tiler Eaton, BOS Rep; Gary Anderson, SRPC Rep; Joseph Clough, CIP Rep; Ian MacKinnon; Leanne Gast, Alternate

Board Members Absent: Robert “Buzz” Davies, Alternate

Others Present: JoAnna Arendarczyk, Land Use Clerk; Stefanie Casella, SRPC Planner; Christian Smith, Beals Associates- Engineer; Jim Franklin, Franklin Associates- Engineer; Paul Langdon, Applicant; David Maclean, Hydrogeologist for Paradis; Caren Rossi, Resident

Call to order: 7:04pm

Emergency declaration read by Mr. Grotenhuis:

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, SRPC and committees 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 Committee 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 via the link and Meeting ID found on the website.

Roll call: to publicly account for the members present

Italic font below notes public hearing notice language

Public Hearings

- **Case #19-011-SUB-** Application from Jeffrey and Susan Paradis, for a four-lot subdivision on a Scenic Road which may include tree cutting. The property, owned by Jeffrey and Susan Paradis, is located on Poor Farm Road (**A Scenic Road**) in Nottingham, NH and is identified as Tax Map 58 Lot 7-1

Mr. Grotenhuis stated that the applicant took measures to avoid waiver requests by completing the Hydrogeological study and the Environmental Impact study. He also added that the Hydrogeological study states that the area is not adequate for a community well however, it is safe for development for the aquifer area. There is no problem with recharge. It is a sandy soil where no extensive paving will be done.

David Maclean, the applicant’s Hydrogeologist summarized his findings (Hydrogeological study file)

David Maclean left the meeting 7:18pm

Ms. Casella noted an error with one highlighted area left on the memo from the Planner’s review as a step left incomplete that is now completed.

Mr. Viel identified a “phantom” driveway on sheet 2 of 2. Mr. Franklin stated that he will remove that.

Mr. Viel stated that he is concerned about the driveway access on lot 7-1-1 due to the crest of the hill affecting the line of sight. The Board discussed this issue with Mr. Paradis and Mr. Franklin.

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One suggestion involved common driveways to prevent wetland impact. This suggestion led to Mr. Paradis expressing a desire to have separate driveways for all parcels. Ultimately the agreement was that changes for the driveway should be explored further to come to an agreement that accomplished safety, as well as the least amount of environmental impact to wetlands and slopes.

Ms. Gast requested that any stonewall rocks removed for driveway access be incorporated in the driveway entrances. Mr. Paradis agreed to do this.

Public comment opened: 7:49pm No comments

Ms. Casella was asked about the possibility of conducting a Site Walk with the current pandemic issues. She stated that public gatherings are an issue still and advised a small meeting with the planner, surveyor, and Public Works Director. This meeting would be to discuss the outstanding issue of the driveway location.

Public Hearing Closed: 7:53pm

Motion Made by: Mrs. Mooney to continue the public hearing for Case #19-11-SUB to June 10, 2020 at 7:00pm.

Seconded by: Mr. Anderson

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

- *Case #20-001-SUB- Application from Beals Associates, PLLC, for a five-lot. The property, owned by Laurel Miller, is located on Mill Pond Road in Nottingham, NH and is identified as Tax Map 24 Lot 41-002.*

The Applicant was granted a Variance from the Zoning Board of Adjustment on May 19, 2020 for the Hydrogeological study requirement.

Ms. Casella confirmed that all requirements have been met.

Mr. Smith highlighted the updates made to the plan. (shared screen with the Board)

Mr. Viel expressed concern regarding the building envelope for Lot 5 and the contiguous area.

The Board, applicant and surveyor discussed various definitions in the regulations regarding the contiguous area, buildable area, lot envelope and fit for building. It was noted that test pits were not done in the upper area of Lot 5. Therefore, it is unknown if the area is buildable.

Mr. Grotenhuis agreed that a test pit should be done to verify the area is buildable. Additionally, driveways for all lots should be shown on the plan as well.

Public Hearing Opened: 8:21pm

Caren Rossi, a resident but not an abutter, stated that she is in favor of the proposal.

Mr. Grotenhuis began to close the public hearing. However, Ms. Rossi requested it be left open for possible comments during the continuation. Mr. Grotenhuis agreed to keep the public hearing open.

Mr. Langdon asked for clarification on the contiguous area question for Lot 5. Mr. Grotenhuis responded that the area needs to be at least 150 feet between the lot lines.

Waiver Request

To waive the requirement for a Formal Drainage Analysis Article 10 Section 10.3 (file)

Mr. Grotenhuis stated that in his opinion this requirement is not warranted for lots like this.

Motion Made by: Mr. Anderson to approve the waiver request for case# 20-001-SUB for a formal drainage analysis as required in Article 10 Section 10.3 in the Subdivision Regulations.

Seconded by: Mrs. Mooney

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

The Board discussed a continuation date with the applicant and engineer.

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Mr. Mackinnon also verified the status of State Subdivision approval. Mr. Smith stated it has not been received yet.

Motion Made by: Mr. Viel to continue Case #20-001-SUB to June 10, 2020 at 7:00pm with deliverables by June 3, 2020.

Seconded by: Mr. Mackinnon

Roll Call Vote: 7-0-0 Motion Passed

Minutes

February 12, 2020

Motion Made by: Mr. Viel to approve the minutes of February 12, 2020 as edited

Seconded by: Mr. Anderson

Roll call vote: 7-0-0 Motion Passed

Staff/ Board Members Update

Gary Anderson- SRPC Rep- A stipend cost has been added for Emergency Employees due to Covid19.

Tiler Eaton- BOS update- 300th Committee work is almost done. The Marston property has made progress. The stipend for Emergency Employees was authorized.

Susan Mooney- Conservation Commission Update- Planning to meet via Zoom with the representative for the Mitchell Rd. Subdivision on June 8, 2020. The town trails are getting a lot of use. Some vandalism on the trail on Kennard Rd. If others see vandalism, please contact the police.

JoAnna Arendarczyk- Land Use Clerk- The staff is preparing to open the town offices to the public for appointments only.

The Board discussed a process to share comments with staff prior to meetings. It was agreed on to share comments with the Land Use Clerk, the Planner, the Chair and the Vice-Chair.

Adjournment

Motion Made by: Mr. Viel to adjourn

Seconded by: Mr. Clough

Roll call vote: 7-0-0 Motion Passed

Adjourn at: 8:41 pm

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