

Nottingham Planning Board

June 10, 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; Robert “Buzz” Davies, Alternate

Board Members Absent: Leanne Gast, 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; Joy Lessard; Resident; Roni Morse, Resident; Nicole Marvell, Resident; Laurell Miller, Resident; Conor Benoit and ; Patricia Roix, Resident; Dennis Buck, Resident;

Call to order: 7:05pm

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

Public was informed that the Mitchell Rd./ Diberto case, Case #20-003-SUB will be continued to June 24, 2020 due to the engineer review not being completed at this time.

- **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

Steep slopes have been avoided. All three proposed driveways are shown in red on the new plans. The Public Works Director, Shawn McLean, met with the applicant (memo in file). They discussed and agreed on the proposed separate driveways that are depicted on the current plans. Mr. Mackinnon visited the location and agrees that the proposed driveways have clear sight lines.

Motion Made by: Mr. Anderson to approve Case #19-011-SUB as presented.

Seconded by: Mrs. Mooney

Discussion: Standard stock conditions on SRPC memo from Stefanie Casella, were agreed to as the conditions to the approval.

Roll Call Vote: 6-0-1 **Motion Passed** (abstention: Mr. Eaton- not available at the time)

Recording started at 7:20pm

- **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.*

Mr. Smith noted the proposed driveways were added and the additional test pits.

Mr. Viel suggested making the driveways of proposed lots 2 and 4 line up with the driveway/roadway across from the lots. It was agreed this would be done for lot 2, lot 4 will not be moved due to the site restraints of an existing road culvert.

Public Hearing Opened: 7:26pm No comments

Closed: 7:28pm

Motion Made by: Mr. Viel to approve Case #20-001-SUB with the following conditions:

☒ Update plan to reflect moving driveway for lot 2

☒ All fees paid

☒ Plan copies with professional seals & signatures

- Surveyor

- Wetland Scientist

☒ Original Mylar with professional seals & signatures

☒ State Permits –

☒ Subdivision (Sub Surface/Septic)

☒ Boundary Markers be set

Seconded by: Mr. Anderson

Discussion: None

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

- **Case #20-003-SUB-** *Application for a 14 lot Subdivision from Robert Diberto. Two new roads will be constructed as part of the subdivision. The property is identified as Tax Map 7 Lot 1N and is located off Mitchell Road, a Scenic Road, in Nottingham, NH.*

Mr. Grotenhuis informed the Board that the engineer review has not been completed yet for this case and therefore it needs to be continued.

Motion Made by: Mrs. Mooney to continue case #20-003-SUB to June 24, 2020 at 7:00pm

Seconded by: Mr. Clough

Discussion: None

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

- **Conceptual- Stuart and Charlotte Fyfe owners of 85 Deerfield Rd. Map 52 Lot 6-** Proposed request to subdivide their 6.570 acre lot into two (2) lots to build a single family dwelling on the second lot.

Charlotte Fyfe and Conor Benoit, Charlotte Fyfe's son-in-law shared their screen with the Board, sharing a map with a mark up depicting the portion of land that is being considered for a Lot Line Adjustment (LLA) thus gaining the frontage needed for a backlot subdivision. They also noted that at one time Deerfield Road was moved which adjusted the amount of frontage on a Town Road.

After discussing the plan it was determined more research is needed and the discussion would continue at the next meeting.

Staff/ Board Members Update

Susan Mooney- Conservation Commission Update- Informed the Board of **Connect the Coast**, a webinar that Sam Demeritt and Ms. Mooney participated in on June 8, 2020. The Commission is in discussion with a land owner who is willing to accommodate the request for a protected wildlife corridor that provides connectivity to the three largest land blocks in Nottingham: the state park, that extends into Raymond a bit, Kennard Hill (Ledge Farm and Raymond Rd block that extends into Epping), and the Mulligan block that extends into Deerfield. The property is located on Deerfield Road just down from the Square. SELT is on board as well. (summary sent in email from Susan Mooney date: June 11, 2020 Subject: Fw: **Connect the Coast Webinar Recording**)

Dirk Grotenhuis- Stated that the Commenting Procedures drafted by Ms. Casella are to be followed moving forward. (attached)

JoAnna Arendarczyk- Land Use Clerk- The Mitchell Road Subdivision may be pushed one more meeting due to a delay in approval of review being signed.

Stefanie Casella- SRPC contracted Planner- SRPC annual meeting will be held virtually.

Public Comment

Roni Morse- Highland Ave- Requested that stormwater run-off issues be built into the regulations. She stated specific concerns with a recent Rehill subdivision on White's Grove Road. where the land has been cleared of trees causing water run off in the area. The area cleared abuts White's Grove and Route 156 (Raymond Road); the area affected is Highland Avenue. The run-off is running into nearby properties, including a septic system area, and continues into Pawtuckaway Lake.

Mr. Grotenhuis stated that he would talk with the Code Enforcement Officer to see how it is being handled. There are stormwater management requirements in our regulations and the Board makes certain that those requirements are included in subdivision plans. Commercial logging of the land is a State issue.

Ms. Morse stated that she understands the Subdivision Regulations have a section regarding the stormwater management. However, she was under the impression that they are guidelines.

Minutes

March 25, 2020

Motion Made by: Mrs. Mooney to approve the minutes of March 25, 2020 as edited

Seconded by: Mr. Anderson

Roll call vote: 7-0-0 **Motion Passed**

Adjournment

Motion Made by: Mr. Viel to adjourn

Seconded by: Mrs. Mooney

Roll call vote: 7-0-0 **Motion Passed**

Adjourn at: 8:06 pm

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

Commenting Procedures

To address comments and questions from board members

- Board members should be reviewing applications materials before meetings and have questions and comments ready to discuss at the meeting.
- If there are questions or comments to the application that the applicant can clarify or answer before the meeting, board members can send those comments to staff and we can get the clarifications or answers before the meeting. In this case the board members should only be sending review comments and questions to staff and not CC'ing any other board members including the chair as it will cause a procedural issue.
- Suggestions on considerations can be added to the staff report. For example, if the applicant has addressed and met all aspects of the regulation but there is a design element or alternative layout that would be better for the project.
- As a reminder, discussion based items should always be addressed on the record during the hearing.

Memo prepared by Stefanie Casella- Strafford Regional Planning Commission
contracted Planner for the Town of Nottingham
June 8, 2020