

NOTTINGHAM PLANNING BOARD  
June 14, 2017

**Accepted:** July 12, 2017

**Members Present:** Eduard Viel, Vice- Chairman; Susan Mooney, Secretary; Gary Anderson; SRPC Rep; Teresa Bascom; Joseph Clough; Robert “Buzz” Davies, Alternate

**Members Absent:** Dirk Grotenhuis Chairman; Charlene Andersen, BOS Rep

**Others Present:** Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk, Corina & James Haley, Applicants

**Alternate Seated and Voting:** Mr. Davies for Mr. Grotenhuis

**Public Meeting Opened:** 7:04pm

**Public Meeting**

• 5 McDaniel Road- Business Conceptual

Corina and James Haley spoke to the plan to utilize the barn on the property for events- mainly weddings along with the preapproved flower farm/shop- home occupation.

She presented a handout: (File)

- History of the property
- The barn is in fairly good condition – some improvements needed
- An article on agritourism
- Survey
  - Surrounding land is protected
  - Nearest neighbor is about .25 miles away so noise shouldn’t be an issue

Her business plan:

- Provide porta-potties
  - Invest in bathroom facilities if the business is successful
- Reserve site for same party from Friday to Sunday
- Warm weather use only (late spring to the end of autumn)
- Catered food (no kitchen use)

Mr. Colby stated that the property is not in the Agricultural Zone so the business cannot be referred to as agritourism. This came as a surprise to Mrs. Haley who had received a Home Occupation permit for a seasonal floral/gift shop business, which doesn’t need to be in the Agricultural Zone but she wasn’t aware of that. A discussion ensued on the description of agritourism and if it is necessary for Mrs. Haley to petition the Zoning Board (ZBA) to change her zone for her business. The Board determined that she needed to decide if the status of agritourism is necessary for her business and then go to the ZBA if so.

Mr. Colby pointed out that a majority of the space available for the floral gardens may be used for parking spaces. He suggested a surveyor interpret the parking regulations and draw them on the survey for the Board to review.

The Board listed some of the important information they would need when she presents her Site Plan application.

- Parking noted on the plan
- Waste facilities- septic/composting toilets or Porta Potties
- Traffic analysis
- Hours of operation (not negatively impacting neighbors due to noise ex. bands/music)

Another topic raised was gaining tax relief for the restoration of the barn. Mrs. Haley was directed to meet with the Board of Assessors. She stated that the house is not on the Historical Registry due to the restrictions applied on the property once it is on the registry.

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JoAnna Arendarczyk, Land Use Clerk

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The Board advised Mrs. Haley to think about what she wants to do based on the information gained at the meeting and then meet with the Land Use staff to take the next steps based on her decision.

**Conceptual Closed: 7:33pm**

- Discuss Impact Fee options

The Board discussed the Impact Fee options chart the Land Use Staff designed- a condensed list of the options from Mr. Mayberry and options mentioned by the Board at previous meetings. (Attached) Ultimately the Board decided to table further discussion until the full board was present.

**Motion Made By:** Mrs. Bascom to postpone the decision until the July 12, 2017 meeting with a request for written comment from the chairman of the School Board (Mrs. Snow) and that Ms. Andersen is present or at least has forwarded written comments to the Board regarding questions the spending of the monies for the school and the Marston Property. A deadline for the comments is July 7, 2017 for all information to be received.

**Seconded by:** Mr. Anderson

**Vote- 6-0-0 motion passed**

Mrs. Bascom recommended a letter be sent to School Board as well as the Board of Selectman. Mrs. Mooney recommended the Recreation Department be invited to attend the Planning Board meeting again as well.

**Public comment**

No one present

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

**Roads Subcommittee Update by Mrs. Bascom:** The next meeting will be held June 21, 2017 in Conference Room 2.

**Nottingham Conservation Commission Update by Mrs. Mooney:**

The Commission has received a copy of the NHDES Wetlands Bureau response to the Shea Concrete application. They are required to respond to their concerns, some of them are the concerns the Commission had as well.

**Strafford Regional Planning Commission Update by Mr. Anderson:**

The annual meeting on Thursday June 22<sup>nd</sup> will be discussing historic research.

**Office Update by Mr. Colby:**

Recommends canceling the June 28, 2017 meeting due to no pending cases.

July 12, 2017 meeting has a new 2 lot subdivision case

Shea Concrete is on hold- pending plans for a Lot Line Adjustment with a neighboring lot

**Motion Made By:** Mr. Davies to cancel the June 28, 2017 meeting.

**Seconded By:** Mrs. Mooney

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

**Minutes**

-April 26, 2017

-May 24, 2017

**Motion Made By:** Mrs. Mooney "to accept the minutes of April 26, 2017 and May 24, 2017 as edited"

**Seconded By:** Mrs. Bascom

**Discussion:** Mr. Anderson requested an edit for line 49 of the April 26, 2017 minutes "...narrow down to reasonable budgetary constraints."

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

For the Nottingham Planning Board  
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- 91 **Adjournment**
- 92 **Motion Made by:** Mrs. Mooney
- 93 **Seconded by:** Mrs. Bascom
- 94 **Vote:** 7-0-0 **Motion Passed**
- 95 **Adjourned at:** 8:28 pm
- 96 Attachments:
- 97     • chart