

**Approved:** August 14, 2019

**Board Members Present:** Dirk Grotenhuis, Chair; Susan Mooney, Secretary; Tiler Eaton, BOS Rep; Gary Anderson, SRPC Rep Leanne Gast, Alternate; Robert “Buzz” Davies, Alternate

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

**Others Present:** JoAnna Arendarczyk, Land Use Clerk; Lou Sera, Domus Developers Inc.; Alex Frumosu, Resident; Christopher Berry, Berry Surveying & Engineering; Linda & David Hanson, Resident

**Alternate Seated and Voting:** Leanne Gast for Joe Clough  
Robert Davies for Eduard Viel

**Call to order:** 7:05pm

**Public Hearing**

- **Case #19-008-SUB&SIT-** Application from Domus Developers Inc. for a proposed 4 lot subdivision with two additional concurrent site plan reviews for 12 units each. 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 & Engineering presented the Subdivision and Site Plan application for the Route 4 location. Mr. Berry presented the proposed Subdivision of four (4) lots.

Two (2) lots for single family dwellings and two (2) lots for 12 multifamily units. All the information he touched on can be found in the file:

Some highlights:

The DOT highway and access plan has been submitted. They’ve shown a 500ft sight distance although 400ft is required.

Small residential style rain gardens would be installed for water run-off.

**Site Plan Reviews for both “Ada Drive and Sera Drive”-**

- 12 Multifamily Condo units- also known as “Single Family Attached”
- Proposing two (2) to three (3) bedroom units
- Full size ladder truck accessible
- Jurisdictional wetlands permit will be required
  - Plan to meet with Conservation Commission (CC)
- Illumination plan provided
- Landscaping plan provided
- Storm Water treatment plan provided
- Large culvert system to be installed to prevent entrapment to the wildlife
- All sites will have onsite dumpsters with private trash service
- All have two (2) car drive under garages as well as parking in front of the units
  - would like to reduce the parking requirements because of the garage provisions
  - Renderings of the proposed units provided (file)
- Fiber matting required for snake protection
- Traffic analysis provided- turning lanes not likely required

Mr. Grotenhuis stated that he reviewed the application and found it to be complete however recommends it be submitted for engineering review.

**Application Acceptance**

**Motion Made By:** Mrs. Mooney to accept the application as complete for Case #19-008-SUB&SIT Application from Domus Developers Inc. for a proposed 4 lot subdivision with two additional concurrent site plan reviews for 12 units each.

**Seconded By:** Mr. Anderson

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

The Board agreed to submit the application for consulting and Engineering Review. A public Hearing will be held after the review results come back and a Site Walk will be scheduled after the comments are received. A future CC meeting date was noted by Mrs. Mooney.

**Motion Made By:** Mr. Davies to schedule the next Public Hearing for Case #19-008-SUB&SIT on July 24, 2019 7pm.

**Seconded By:** Mrs. Mooney

**Discussion:** The Board discussed that the date should be amendable pending review timeline.

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

The applicant agreed to work with the Land Use Clerk on getting copies of the application to the CC for the meeting as well as getting state permits.

**Public Meeting**

- Review request to continue at a later date:
  - **Case #19-007-LLA-** Application from Matt & Amanda Shirland and Waverly Cotton for a Lot Line Adjustment between Lot 3 and Lot 4 with an even exchange of land to account for an existing encroachment. The properties are located at 6 & 8 Friar Tuck Lane in Nottingham, NH and are identified as Tax Map 7 Lots 22 & 23.

(Request in file)

**Motion Made By:** Mrs. Mooney to continue case to July 10, 2019

**Seconded By:** Mr. Anderson

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

**Public Comment**

- **Alex Frumosu-** new land owner of property on Kennard Rd. Mr. Frumosu and his brother purchased two adjacent lots with a shared driveway. However, he presented a plan to the Board depicting a proposal to separate the common curb way. This will not change the lay of the land in any way. The plan is to eliminate the easement to prevent possible future easement issues if there is ever a dispute between the brothers or future owners.

The Board asked if the Code Enforcement officer and the Road Agent had been consulted. The Land Use clerk stated that both had been and agreed that if the Board agreed to the alteration than they would work with it.

The Board stated that the Board would vote on the request at the next meeting if the following were submitted:

1. Written request for alteration of driveway locations
2. Written legal document of vacated Easement
3. Road Agent letter approving the driveways new locations

**Public Meeting Agenda Items cont.**

Nottingham Planning Board  
June 26, 2019

- 87 • **Status of Planner/Planning Services-** Strafford Regional Planning Commission (SRPC) staff  
88 will begin providing Planner services starting July 3, 2019. Their scope of services are: Planning  
89 element, review of meeting with applicants and Zoning changes.  
90
- 91 • **Transportation subcommittee letter to BOS-** Review of letter to Board of Selectman  
92 submitted in 2018 with four (4) action items. The Board of Selectman did not respond to the PB  
93 at that time. The intent is to send the letter again and request to meet with the Board of  
94 Selectman.  
95
- 96 • **Master Plan update-** Mrs. Mooney stated the remaining members are Joe Clough and herself  
97 for various reasons. She proposes the Planner review the minutes from the Master Plan meetings  
98 and then the PB review the findings from the Planner.  
99
- 100 • **Zoning Ordinance updates-** The Board agreed to review the SRPC Planner(s) suggested edits  
101 as well as work with the Building Inspectors requests.  
102

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

104 **SRPC Update- Gary Mr. Anderson:** Quarterly meeting on Thursday-Work will prevent his  
105 attendance.

106 **CC Update- Susan Mooney:** River quality testing is being done by the CC

107 **Select Board Update- Tiler Eaton:** Roads issue is number one focus for the BOS. Additionally the  
108 BOS is reviewing sales of Town property. The Highway department has also purchased the excavator  
109 approved at the Town Meeting.

110 **Trails Committee- Leanne Gast:** Informed the Board of a grant application submitted for Marsh  
111 Woods trail development to be accessible from Freeman Hall Rd.  
112

113 **Planning Board Meeting Minutes:**

- 114 • April 10, 2019-
- 115 • April 10, 2019 sealed minutes
- 116 • May 8, 2019
- 117 • June 12, 2019

118 **Motion Made By:** Mr. Davies to approve both minutes for April 10, 2019, sealed and unsealed minutes  
119 as edited.

120 **Seconded By:** Mrs. Mooney

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

122 **Tabled:** May 8, 2019 and June 12, 2019  
123

124 **Adjournment:**

125 **Motion Made By:** Mr. Anderson to adjourn

126 **Seconded By:** Mrs. Mooney

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

128 **Adjourned at:** 8:26pm

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