

Nottingham Planning Board
September 11, 2019

Approved: February 12, 2020

Board Members Present: Dirk Grotenhuis, Chair; Eduard Viel, Vice-Chair; Tiler Eaton, BOS Rep; Susan Mooney, Secretary; Teresa Bascom; Joseph Clough, CIP Rep; Robert “Buzz” Davies, Alternate; Leanne Gast, Alternate

Board Members Absent: Gary Anderson, SRPC Rep;

Others Present: JoAnna Arendarczyk, Land Use Clerk; Stefanie Casella and Jen Czysz SRPC reps; Christopher Berry, BS&E; James Hayden, BS&E; Lou Sera, Domus Developers Inc.; Josh Bouchard, CMA Engineers; Sam Demeritt, Conservation Commission; Chris Sterndale, Town Administrator

Call to order: 7:00pm

Moment of silence to remember the tragedy of 9-11-2001

Introductions

Alternate(s) Seated and Voting: Mr. Davies for Mr. Anderson

Public Meeting

To Consider Acceptance and/or approval of the following:

- Public Hearing to discuss tree trimming/removal on Ledge Farm Road per RSA 231:158 II, required hearing because Ledge Farm Road is a Scenic Road- Chris Sterndale

Mr. Sterndale, Town Administrator and Josh Bouchard, Engineer from CMA Engineering, presented the case as required by law (RSA 231:158 II). The funds allow only a portion of the road, 1700ft to be improved this year. Construction is estimated to begin in early October and finish by the end of November.

The culverts will not be disturbed but will have headwalls installed. If any must be installed, open bottom culverts were requested by the Board to better support the wildlife.

All trees in the clearing area will be removed and replaced with loam and seed. Erosion control will likely be the “coconut fiber logs”.

If any stone walls are disturbed (not anticipated) or it’s deemed necessary to remove the stump from a section of stone wall, the wall will be repaired.

Mr. Sterndale announced that the road will be closed during construction (early October- end of November) from 8am- 4pm for 6-8 weeks.

Motion Made By: Mr. Viel to approve the request for tree trimming/removal on Ledge Farm Road.

Seconded By: Mrs. Mooney

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

- **Continued 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.

Mr. Berry summarized the highlights on the recent history of the case. He stated that James Hayden of BS&E met with the Conservation Commission on the 9th of September and is present to answer any further questions if necessary. Mr. Berry stated that the comments from that meeting are already

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44 implemented in the plans. Some of the updates are to plant more naturally growing plants in the
45 raingardens which we are ok with doing.
46 The Homeowners Association (HOA) stormwater maintenance program will be directly tied to the
47 HOA.
48 Conservation Commission signed the Wetlands Permit which will be filed tomorrow.
49 Mr. Berry stated that he is willing to accept the terms and conditions laid out by the Conservation
50 Commission. (Attached)
51 Boundary markers have not been set. It was noted that Section 11.8 of the Subdivision Regulations
52 states granite bounds must be set on all four (4) corners.
53 **Motion Made By:** Mr. Viel to Approve case # 19-008-SUB & SIT with conditions:

- Set Boundary Markers
- Condo Documents
- Obtain NH DOT Driveway Permits
- As built plans for both site plans
- Bond estimate
- NPDES NOI
- State Permits
 - Curb-cut
 - Subdivision (Sub Surface/Septic)
 - Wetlands- Dredge and Fill
 - Alteration of Terrain
- HOA documents to include road maintenance language
 - HOA/Condo documents reviewed and approved by town counsel
- Correct Note 6 on sheet 4 to state that parcel does not fall within flood plain
- Plan copies with professional seals & signatures
- All fees paid and escrow maintained as required
- Original Mylar with professional seals & signatures
- Electronic Submission per regs. (As-built(s) required)

54 **Seconded By:** Mr. Clough

55 **Discussion:** The Board discussed that the confirmation will be assessed via documentation and or
56 review of SRPC staff boots on the ground. Additionally, the Board discussed a sunset date for
57 deliverables.

58 **Vote: 7-0-0 Motion Passed**

59 **Amended Motion By:** Mr. Viel to include a sunset date for deliverables before final approval to be one
60 year from today, so to be September 11, 2020.

61 **Seconded By:** Mrs. Mooney

62 **Vote on amendment: 7-0-0 Motion Passed**

63 **Comments on amendment:** None

64 **Vote: 7-0-0 Motion Passed**

65 • **Town Meeting Planning Calendar-** Set First Zoning Change Public Hearing Date- Stef Casella
66 Ms. Casella reviewed the Important Dates for Twon Meeting chart. She also directed the Board to the
67 Proposed Zoning Changes list.
68 It was noted that the Driveway Setback needed to be added to the list.

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The impact of these changes may affect the other Land Use Regulations- this will be reviewed as changes are accepted.

The Warrant Article for the housekeeping would be worded with “will have no impact to the regulation of land”.

Ms. Casella plans to have a rough draft available for the September 25, 2020 joint meeting.

The Board reviewed the list:

- Frontage- the current definition causes all private road construction to get a variance from this section because of the language stating frontage as being “the length of the lot bordering on a Class V road or better”.
 - The Board considered using the RSA 674:24 I- definition; “” Frontage” means that portion of a lot bordering on a highway, street or right-of-way”.
- Setbacks for septic’s- Change from 50ft to 20ft.
 - The Board requested clarification from the Building Inspector regarding his reason for the requested change. Mrs. Bascom added that there have been many cases before the Zoning Board of Adjustment requesting relief for septic setback.
 - The Board requested setbacks to be listed in a chart format.
- Temporary Housing- define what and how long. After that is clear then the BOS can formulate a policy.

Mr. Grotenhuis read the rest of the future possible changes and requested the Board comment on any missed items:

1. Driveway and new road setbacks from property lines
2. Air B&B (Separate from ADU’s)- Discussion regarding how these could impact the town- change the nature of the community:
 - Partying
 - Commercial venture
 - Minor vs. Major Home Occupation
 - Not registered as a rental property
 - Not inspected under life/safety code (would be if it were a true rental property)
3. Consider adding a section regarding the locating of historical Cemeteries
 - The Board discussed possibly adding this into the Subdivision Regulations
 - Department of Historical Resources (DHR) informed Ms. Gast that the requirement must be noted in the Zoning Ordinance.

Board of Selectman and Staff Updates:

Stefanie Casella- SRPC Planner: The New Hampshire Municipal Association (NHMA) conference is coming up October 5, 2019. Land Use Clerk, Mrs. Arendarczyk, Mrs. Bascom and Ms. Casella will be attending.

Susan Mooney: Informed the Board of the upcoming Household Hazardous Waste collection date on September 14, 2019.

Tiler Eaton BOS update: Recent agenda items for the BOS: tax deed policy, staffing budget, lake host program update, polling hours

Leanne Gast: will be attending the Hard Road to Travel conference

Minutes

May 8, 2019

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114 July 10, 2019
115 July 24, 2019
116 August 14, 2019
117 **Motion Made By:** Mrs. Bascom to approve the Planning Board minutes as amended for May8, 2019,
118 July 10, 2019, July 24, 2019 and the August 14, 2019.
119 **Seconded By:** Mr. Davies
120 **Vote:** 7-0-0 **Motion Passed**
121
122 **Adjournment**
123 **Motion Made By:** Mr. Viel
124 **Seconded By:** Mrs. Bascom
125 **Vote:** 7-0-0 **Motion Passed**
126 **Adjourn at:** 8:40 PM
127 For the Nottingham Planning Board ~ JoAnna Arendarczyk, Land Use Clerk