

Approved: December 11, 2019

1. Introductions

- 1.1. Meeting was called to order at 7:00pm
- 1.2. Members: Leanne Gast, Robert Davies, Tiler Eaton, Eduard Viel, Dirk Grotenhuis, Susan Mooney, Gary Anderson, Joe Clough,
- 1.3. Guests: Stefanie Casella (SRPC), Jen Czysz (SRPC), Dale Sylvia (Nottingham Building Inspector/Code Enforcement Officer)
- 1.4. Land Use Clerk, JoAnna Arendarczyk absent. Minutes taken by Stefanie Casella

2. Public Meeting

- 2.1. D. Grotenhuis stated that the only item on the agenda was reviewing the potential amendments to the Nottingham Zoning Ordinance and the meeting would be run as a workshop session.
- 2.2. Robert Davies seated for Teresa Bascom
- 2.3. S.Casella reviewed the four amendments that were proposed.
 - 2.3.1. The major overhaul to the Zoning Ordinance formatting was proving to be a timely process but progress was being made. She reminded the board that these were non substantive changes with no impact to land use regulations.
 - 2.3.2. S.Casella then did a quick overview of the items for the board to discuss including Article II. Section C., road frontage, and temporary housing.
 - 2.3.3. D. Sylvia was present and discussed a list of issues that he had put together for the board. This list was derived from various repeat variance requests and code enforcement issues.
 - 2.3.4. The board moved into reviewing Article II. Section C. D. Sylvia requested that the board reduce the septic setback for conforming lots from 50 feet to 20 ft. After discussion the board agreed. The board also discussed how to clarify the setbacks section in the Ordinance and agreed to remove language identifying setbacks from waters edge as the state permitting process would take care of the setback requirements. The board also agreed that having setback requirements in a table format was a clearer way to present the requirements. The board then discussed adding a list of permitted uses to the Residential – Agricultural District. This district currently has no permitted uses listed, unlike the other districts in the Ordinance. The board decided on adding the following uses: single family residences and associated accessory dwelling units, duplex or two-family residences, multi family (not to exceed 6 units), seasonal residences, accessory use outbuildings, farming and related agricultural uses, home occupations, manufactured homes (excluding recreational vehicles) when placed on a permanent foundation.
 - 2.3.5. The next item discussed was the redevelopment of Article IV. P. Motor Homes and Travel Trailers. S.Casella took language from the Deerfield Zoning Ordinance, as discussed in the last meeting, and adapted the language to reflect Nottingham's current regulations as well as additions requested by D. Sylvia. Changes from original regulation include: permit

requirement for temporary occupancy, four (4) month permit with the possibility of two thirty (30) day extensions, occupation of a recreation vehicle not to exceed six (6) months within a twelve (12) month period, vehicle would be subject to adequate waste disposal, compliance with all accessory structure setbacks, no more than one recreational vehicle per lot, and granting of permit is subject to approval by code enforcement officer.

2.3.6. The final discussion item was regarding the changes to the frontage ordinance. The Board decided to create consistency between districts the definition for the Residential Agricultural district would be used as a template for the rest of the districts, and a 200 foot frontage requirement would be articulated for the Town Center.

3. Board of Selectmen and Staff/Board Members Update

3.1. There were no updates

4. Public Comment

4.1. No members of the public came forward to comment

5. Adjournment

5.1. T. Eaton moved to adjourn, seconded by E. Viel.

5.2. Meeting was adjourned at 9:10

For the Nottingham Planning Board

Stefanie Casella, Circuit Rider Planner, Strafford Regional Planning Commission