

NOTTINGHAM PLANNING BOARD

April 12, 2017

1 *Approved: April 26, 2017*

2 **Members Present:** Dirk Grotenhuis Chairman;, Charlene Andersen, BOS Rep; Susan Mooney,  
3 Secretary; Teresa Bascom; Joseph Clough; Robert “Buzz” Davies, Alternate

4 **Members Absent:** Eduard Viel, Vice-Chairman; Gary Anderson

5 **Others Present:** Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Dan  
6 Mather, Applicant

7 **Call to Order at:** 7:00pm

8 **Public Hearing**

9 • **Eversource-Tree Cutting on Scenic Roads**

10 Moved to the end of the Public Hearings-No Eversource representative was present

11 **Public Hearing Opened:** 7:01pm

12 • **Dan Mathers- Conceptual- Campground Route 4 Map 16 Lot 31**

13 Mr. Chairman informed Mr. Mather that the hearing isn’t binding, it is to hear Mr. Mather’s  
14 ideas and give him suggestions on how to move forward with a formal plan should he chose to  
15 do so.

16 Mr. Mather informed the Board that he presented this idea to the Nottingham Planning Board in  
17 2003. At that time he had spent a lot of money and time developing the plans with a surveyor  
18 and doing the research necessary to build the campground. The Board at the time told him that  
19 he would need state approval first. He held off moving forward due to personal circumstances.  
20 Currently his idea is to start the campground in five (5) phases:

- 21 1. Tents sites only
- 22 2. Power to camp sites for campers/RV’s
- 23 3. Water to camp sites
- 24 4. Provide a dumping ground
- 25 5. Build Cabins

26 Mr. Chairman advised Mr. Mather to be clear about theses phases when putting together his  
27 formal application.

28 Mr. Mather added that he plans to use a State approved composting septic system and a spring-  
29 fed artesian well for the water needs. His house is on the same property- the plan is for this to be  
30 a home business (He is not planning to subdivide). He commented that local campgrounds are  
31 often full during the camping season hence his plan to help with that issue.

32 Mr. Colby recommended that Mr. Mather meet with the staff to discuss the State and local  
33 regulations and gain assistance with moving forward with the application. He would need to be  
34 granted a Special Exception from the Zoning Board of Adjustment because the Zoning  
35 Ordinance does not permit this type of business in the Residential Zone where Mr. Mather’s  
36 property is located.

37 **Public Hearing Closed:** 7:23pm

38 **Public Hearing Opened:** 7:25pm

39 • **Eversource-Tree Cutting on Scenic Roads**

40 No representative came to the hearing. The Board chose to review the materials received by the  
41 company. The biggest concern the Board had was the disposal of certain trees. The spreadsheet  
42 indicated that some of the trees identified for removal are Ash trees with the description  
43 “Insect/Lean”. The Board is concerned that the insects may be Emerald Ash Borer insects which  
44 are extremely invasive.

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45 **Motion Made By:** Ms. Andersen to approve with the condition that any insect diseased trees be  
 46 removed off site and contained and disposed of properly to prevent any potential Emerald Ash  
 47 Borer spread.

48 **Seconded by:** Mrs. Mooney

49 **Vote:** 5-0-0 **Motion Passed**

50 **Public Hearing Closed:** 7:33pm

51 • **Rating of 2017 Planning Board Goals Sheet**

52 The Board reviewed the results of the vote for the project goals for 2017.

# of Importance	Project Description
1.8	Update Floodplain Section of Zoning Ordinance
1.8	Safe Roads (Bikeways, Signage)
2	Implementing GIS use for the Town
2.2	Discuss Detached ADU's
2.3	Off Site Improvements (Roads)
2.3	Dark Sky Ordinance
2.4	Protection of Lower Order Streams & Wetlands
2.5	Look at Master Plan to schedule which sections to start updating
2.6	Rezoning to remove Residential as a permitted use in the C/I Zone
2.6	Review Area & Dimensional Standards for multifamily housing (too restrictive?)
2.6	Amend and update the current excavation requirements for gravel pits
3.5	Creating additional scenic roads

53 After discussion several projects were assigned committees:

Assigned to:	Project Description
Colby & Arendarczyk- cut & paste from FEMA	Update Floodplain Section of Zoning Ordinance
Colby & Arendarczyk	Implementing GIS use for the Town
Grotenhuis, Bascom & Mooney	Safe Roads (Bikeways, Signage)
Grotenhuis, Bascom & Mooney	Off Site Improvements (Roads)
Grotenhuis, Bascom & Mooney	Creating additional scenic roads
Presentation from Con Com	Dark Sky Ordinance
Conservation Commission	Protection of Lower Order Streams & Wetlands
"Master Plan" Subcommittee not yet formed	Look at Master Plan to schedule which sections to start updating
"Master Plan" Subcommittee not yet formed	Review Area & Dimensional Standards- multifamily housing (too restrictive?)
"Master Plan" Subcommittee not yet formed	Amend and update the current excavation requirements for gravel pits
"Master Plan" Subcommittee not yet formed	Rezoning to remove Residential as a permitted use in the C/I Zone
Research the uses for a year or two	Discuss Detached ADU's

54 **Public Comment**

55 No public present

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

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57 **Mr. Colby:**

58 - Bylaws signature sheet has been signed by the Board members

59 - Bruce Mayberry will attend May 24th PB meeting to discuss the Impact Fee update

60 ~ March 31, 2017 letter from Mr. Mayberry was placed in Board member's packets per Mr.  
61 Mayberry's request

62 - Condemned a building on The Route 4 Property- signs are posted

63 **Mr. Clough:** Agreed to be CIP Rep. for the Board

64 **Motion Made By:** Mrs. Bascom to appoint Joe Clough to be the CIP Rep. for the Board

65 **Seconded By:** Mrs. Mooney

66 **Discussion:**

67 It was noted that Mr. Davies had joined the Board after getting sworn in by the Town Clerk. He  
68 had not yet been seated:

69 Mr. Davies seated for Mr. Viel

70 --The motion was amended to include "for a one (1) year term"--

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

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

73 The Commission met with members of Shea Concrete at their business location on Route 4 (Old  
74 Turnpike Road) on March 21, 2017. The Commission's Chairman, Sam Demeritt, wrote a letter  
75 (read by Mrs. Mooney and copy attached) to the DES Wetlands Bureau, regarding the concerns  
76 the Commission has about the wetland on the property. There is a lot going on at the site

77 **Board of Selectman Update by Ms. Andersen:**

78 • Lake View Drive will undergo road construction. Plan to finish by Memorial Day  
79 depending on the weather

80 • The Route 4 Property has been Tax Deeded- Safety is the most important issue on that  
81 property currently.

82 **Mrs. Bascom:**

83 Attended the *Hard Road to Travel Workshop*- Found the workshop to be very interesting-  
84 Presenter sets up a day long "what this would look like" display to allow the community to see  
85 what things such as sidewalks would look like in Nottingham. Maybe we could do this for  
86 Nottingham Day.

87 **Adjournment**

88 **Motion Made by:** Mr. Clough

89 **Seconded by:** Ms. Andersen

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

91 **Adjourned at:** 7:49 pm

92 For the Nottingham Planning Board

93 JoAnna Arendarczyk, Land Use Clerk

94 *Attached: Letter to DES from the Nottingham Conservation Commission*