

Nottingham Planning Board
January 14, 2015

Approved: 1-28-2015

Members Present: Arthur Stockus, Chairman; Eduard Viel, Vice-Chairman; John Morin, CIP Rep; Mary Bonser, BOS Rep; Susan Mooney, Secretary; Dirk Grotenhuis, SRPC Rep; Charlene Andersen; Robert “Buzz” Davies, Alternate; Gary Anderson, Alternate

Members Absent: Teresa Bascom, Alternate

Others Present: Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Samuel Demeritt, Nottingham Conservation Commission (213 Old Turnpike Rd); Jim Franklin, LLS (Candia NH); Peter Landry, Surveyor; Daniel Godbout; Patricia Godbout; Steven Morin

Alternate seated and voting:

None needed for this meeting

Alternates participating but not voting:

- Mr. Davies
- Mr. Anderson

Call to Order at: 7:00pm

Public Hearing Opened: 7:01pm

Case #P14-011-LLA – Application from Steven Morin and Daniel & Patricia Godbout to rescind a Lot Line Adjustment approved on June 26, 2013. The properties are located at and adjacent to 177 Deerfield Road and 179 Deerfield Road and are identified as Tax Map 61, Lots 12 & 12A, and are owned by Steven Morin and Daniel & Patricia Godbout.

- Applicant, Steven Morin, explained his request for a revocation of the Lot Line Adjustment (LLA) approved in 2013.
 - The LLA had not gone through completely
 - Dan and Patricia Godbout agree to the revocation as well
 - The two lots of record would return to the two original lots of record
- If the revocation is approved the Board will generate a letter for the Rockingham County Registry of Deeds

Public Hearing Closed: 7:04pm

Motion made by: Mr. Viel to rescind the previously granted Lot Line Adjustment.

Seconded by: Mr. Grotenhuis

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

Conceptual meeting Fernald’s Lumber Subdivision

Peter Landry- Representing Jim and Linda Fernald- appeared before the Board for a Conceptual Review of a two (2) lot subdivision of a 181 acres parcel located at Tax Map 29 Lot 8-1. One lot will be 26 acres, containing all of the commercial buildings at the Fernald Lumber site. Out of the remaining 155 acres, 24 acres has been previously zoned for commercial use. There was discussion concerning the following items:

- The existing bridge
 - single access to the property

Nottingham Planning Board
January 14, 2015

- which of the new lots should the bridge be included on
- which lot owner would maintain it
- DOT would have to be consulted for the shared driveway
- Potential additional environmental impacts could occur if additional entrances from Stage Road would be required
- Relocation of the two logging right-of-ways
- Relocation of the existing sign if it becomes a nonconforming off premises sign
- Proposed use of the remaining land
 - At this time Mr. Landry had no answers on behalf of the applicant

Mr. Landry informed the Board that final plans were being drawn up for a formal application to be submitted to the office within a short time frame.

Conceptual meeting closed.

No votes were needed.

Public Re-Hearing Opened: 7:40pm

- Zoning Ordinance change: Article II. C.2- Setbacks

ARTICLE II ZONING DISTRICTS AND DISTRICT REGULATIONS

C. Residential - Agricultural District

2. There shall be between the property line, water's edge ("reference line" as described in RSA 483-B:4 XVII), and any ~~building~~ **dwelling**, a minimum distance of fifty (50') feet, twenty (20') feet for grandfathered non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94), in all directions. **Setbacks for accessory buildings and *septic systems* shall be fifty (50') feet minimum distance from the lot frontage property line (20') feet for grandfathered non-conforming lots of less than two (2) acres and twenty (20') feet minimum distance from the side and rear property lines.** Special exceptions to this ordinance may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or nonhabitable structures of fifty (50') square feet in area or greater.

No one from the public spoke for or against the changes.

It was mistakenly omitted to use the word "including" instead of "and" before "septic systems". This edit resulted in the following wording for the proposed change:

ARTICLE II ZONING DISTRICTS AND DISTRICT REGULATIONS

C. Residential - Agricultural District

2. There shall be between the property line, water's edge ("reference line" as described in RSA 483-B:4 XVII), and any dwelling, a minimum distance of fifty (50') feet, twenty (20') feet for grandfathered non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94), in all directions. Setbacks for accessory buildings including septic systems shall be fifty (50') feet minimum distance from the lot frontage property line (20') feet for grandfathered non-conforming lots of less than two (2) acres and twenty (20') feet minimum distance from the side and rear property lines. Special exceptions to

Nottingham Planning Board
January 14, 2015

this ordinance may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or nonhabitable structures of fifty (50') square feet in area or greater.

Motion made by: Mrs. Bonser to accept this change in the Zoning as grammatically corrected.

Seconded by: Mr. Morin

Discussion: There was a discussion regarding the Open Space Development setbacks resulting in the clarification that this proposed change to the Zoning Ordinance is for accessory buildings only.

Vote: 7-0-0 **Motion Passed** (This proposed change will be on the ballot)

Board of Selectman Update

Selectman Bonser brought up a report about the trend of the aging population of NH. The Board recognized that this is an issue, one that is being addressed as a state and regional matter. A Board member pointed out that the Nottingham Master Plan did address the trend of the aging population and that we need to remain aware of ongoing trends in this area.

Mrs. Bonser also mentioned that the Town budget process is also going along smoothly.

Staff/ Board Members Update

Mr. Colby informed the Board of the passing of the former Land Use Clerk.

Dates to sign up to run for office: January 21st to January 30th- sign up during Town Clerks business hours.

Mr. Colby gave permits and new dwellings comparisons from 2013-2014:

2013- 143 Permits 2014- 280 Permits

New Dwellings:

2013- 12 New dwellings 2014- 26 New dwellings

For the agenda for January 28, 2014 meeting:

- Mooney Lot Line Adjustment case
- CAI training- new mapping program
- CIP update- John Morin
- Review Alternate seating and participation language for the By-Laws
 - Mr. Anderson drafted language to be reviewed (*attached*)
 - Mr. Viel suggested adding language regarding participation after public hearing closes
- Town Report draft review

Minutes

- November 12, 2014

Motion made by: Mr. Viel to table the minutes until the next meeting due to suggested changes that were not received in time for them to be made for the meeting.

Nottingham Planning Board
January 14, 2015

Seconded by: Mrs. Bonser

Discussion: none

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

- December 10, 2014

Motion made by: Mrs. Bonser to accept the minutes as written

Seconded by: Mr. Morin

Discussion: Board members had suggested changes for these minutes as well that were not received in time for them to be made for the meeting. Mrs. Bonser suggested the minutes be tabled until the next meeting.

Mrs. Bonser withdrew her motion

Mr. Morin withdrew his second

Motion made by: Mrs. Bonser to table the minutes until the next meeting

Seconded by: Ms. Andersen

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

- The Board agreed to have the minutes follow RSA 91-A:2 and be a “brief description of the subject matters discussed”

Adjournment

Motion made by: Mrs. Bonser to adjourn

Seconded by: Mr. Viel

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

Adjourned at: 8:26pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk