

Nottingham Planning Board
February 10, 2016

Accepted: March 9, 2016

Members Present: Dirk Grotenhuis, Chairman; Eduard Viel, Vice-Chairman; Mary Bonser, Ex Officio; Gary Anderson, SRPC Rep; John Morin, CIP Rep; Charlene Andersen; Susan Mooney, Secretary; Teresa Bascom, Alternate

Members Absent: Donna Danis, Ex Officio; Robert “Buzz” Davies, Alternate

Others Present: Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Peter Landry, Surveyor; John Terninko, Abutter; Terri Drapeau, Abutter; Shawn Darcy, Vanessa Belyea, interested party- family; Chipman Belyea, interested party- family; Caitlin Belyea, interested party- family; Cullen Barnes, interested party- family

Call to Order at: 7:00pm

Public Hearing Opened: 7:02pm

Public Hearing

Scenic Road tree clearing

Eversource Energy will be removing trees and/or brush on the following roads: Case Rd., Gile Rd., Ledge Farm Rd., Mitchell Rd., Poor Farm Rd., and Stevens Hill Rd.

The Board discussed the work listed, however found the spreadsheet to be incomplete (it was missing the key to identify if the trees would be cut down or limbed) and a representative from Eversource was not present. John Terninko, resident on Case Road and an abutter – commented that two large Ash trees are flagged to be cut down or limbed (again the paper work leaves this matter unclear) he would prefer they not be cut down. His request has been noted.

The Board decided to continue this hearing until the next meeting date to allow Eversource Energy to send a representative to discuss the scheduled work.

Public Hearing Closed: 7:09pm

Motion made by: Mrs. Mooney to continue the hearing on March 23, 2016.

Seconded by: Ms. Andersen

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

Public Hearing Opened: 7:11pm

Case #P16-001-SUB – Application from V & T Revocable Trust of 1998 Harlene S. Batchelder, Trustee to affirm the boundaries around “house lot #244” and to subdivide the remaining 11.781 acres into two (2) lots total. The property is located at 244 Mill Pond Road, Nottingham, NH. It is identified as Tax Map 24 Lot 136 and is owned by V & T Revocable Trust of 1998 Harlene S. Batchelder, Trustee.

Mr. Landry, the surveyor, spoke on behalf of the applicants about the history regarding the case and the plan to subdivide 11.781 acres into two (2) lots. Before the subdivision can take place the applicants need to assert the boundaries of the land.

Mr. Colby recommends to accept the application as complete.

Motion made by: Ms. Andersen to accept the application for Case #P16-001-SUB as complete.

Seconded by: Mrs. Mooney

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

Mr. Landry stated the Board needs to decide whether 244 Mill Pond is a new lot of record due to a survey done on the land that deed was not recorded.

Several family members spoke in favor of the case. They also agreed with the history of the old boundary line adjustment as presented by Mr. Landry.

Public Hearing Closed: 7:40pm

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The Board members discussed the boundary issue and agreed to accept the boundaries being set as originally agreed on regardless of what the Tax Map states. After some continued discussion the Board agreed to approve the subdivision with conditions.

Motion made by: Mrs. Bonser to approve the Case #P16-001-SUB with the following conditions:

1. Move radii of proposed well on lot 136-2 to be within the lot
2. Correct the abutters name of lot 135 to read Annette L. Dunn
3. Boundary markers set and certified

Seconded by: Mr. Anderson

Discussion: Mrs. Mooney asked if the Board could seek legal counsel for review of the deed.

Mr. Landry replied that the 2008 deeds are the legal opinions.

Mr. Viel suggested amending the motion to include a third party legal opinion to verify if the deed filed after the prior subdivision eliminated the bounds of the 0.7 acre lot.

Vote: 5-2-0 motion passed

Public Meeting

Mrs. Arendarczyk stated that the continuation date for the Scenic Road Tree Clearing was set in error. Due to the Bylaws the Board cannot do business at the first Planning Board meeting after Town Meeting. That meeting is set aside to elect office positions for the new elected members.

Motion made by: Mrs. Mooney stating as that was an illegal motion she moves to continue the scenic roads tree clearing case on March 9, 2016.

Seconded by: Ms. Andersen

Vote: 7-0-0 motion passed

Master Plan recommendation discussion

The Board agreed to post pone working on the Master Plan recommendation list from chapter 9 in the Master Plan, until the new Board is elected.

Impact Fee Discussion

The Board has not received any new information. They agreed to wait until after the Town Meeting decisions and to revisit this topic in April.

Public Comment- None present

Board of Selectmen Staff/ Board Members Update

Mr. Colby informed the Board that the new RSA Books have arrived- they will be handed out after the new Board has been elected. He also informed the Board of a new plan to have him, as the Code Enforcement officer, be recorded and aired on the Town cable channel, discussing some safety tips from time to time.

Mr. Anderson updated the Board on some SRPC topics.

Mrs. Mooney updated the Board on some upcoming Conservation Commission events.

Mr. Viel requested that the cover sheet for the updated Subdivision Regulations be edited- it is missing "amended December 2010".

Mrs. Bonser stated that on Monday February 15th there will be a Bond hearing for the new fire truck as well as a hearing regarding a petition for the Board of Selectman to increase to (5) five members.

Mr. Chairman announced a "save the date" for February 22, 2016 for the Office of Energy and Planning 22nd Annual Spring Planning and Zoning Conference. He also added that the recent "Town and City" magazine will be in the Land Use office.

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93 **Minutes**

94 None prepared for review.

95 **Adjournment**

96 **Motion made by:** Mrs. Bonser

97 **Seconded by:** Mrs. Mooney

98 **Vote:** 7-0-0 **motion passed**

99 **Adjourned at:** 8:40pm

100 Respectfully submitted,

101 JoAnna Arendarczyk

102 Land Use Clerk