

**Nottingham Planning Board Meeting**  
**Date: Wednesday, February 14, 2024**  
**Official Minutes**

**Members Present:** Eduard Viel, Chairman; Ian MacKinnon, Vice-Chairman; Susan Mooney, Secretary; Teresa Bascom, Member/SRPC Alternate; John Morin, Select Board Ex-Officio Representative; Robert “Buzz” Davies, Alternate; Chris Evans, Alternate

**Members Absent:** Charlene Andersen, Member/SRPC Representative;

**Others Present:** Alana Kenney, Land Use Clerk; Don Roberge, PLIA; Carol Wawrzonek, PLIA; Peter Wawrzonek, PLIA; Bruce Menden, PLIA; Adam Ryan; Doug Cummings; Kathy Mayo; Bob Rogers, PLIA; Frank Carey, PLIA; Scott Cole, Beal’s Associates; Donna Bibeau, Abutter; Wayne Bibeau, Abutter; Joseph Falzone, Applicant; Judith Cummings; Neil Santos, PLIA; Dawn Fernald, PLIA; Joe Fernald, PLIA; John Decker, PLIA; Hal Rafter, NH State Rep; John Rusnak, PLIA; Nate Bernitz, Abutter; Jim Stevens, Abutter; Peg Tucker; Colton Gove, Johanna Lyons, NH State Park Planner; Brian Wilson, NH Parks and Recreation Director; Neil Santos, resident.

**Call To Order:** The meeting was called to order at 7:00 p.m.

Mr. Davies was seated and voting for the vacant member position. Mr. Evans was seated and voting for Ms. Andersen.

**Presentation From New Hampshire Division of Parks and Recreation on Pawtuckaway State Park – Please see attached PowerPoint presentation.**

***The New Hampshire Division of Parks and Recreation has offered to brief the Nottingham Planning Board and the residents of Nottingham on plans to demolish five (5) existing toilet buildings at Pawtuckaway State Park and replace with five (5) new structures in addition to adding a new recreational vehicle dump station at the park. (Per RSA 674:54)***

Johanna Lyons, State Park Planner and Brian Wilson, Director of NH Parks and Recreation gave a PowerPoint presentation to describe the upcoming changes planned for the bathhouses and pump station at Pawtuckaway State Park. In the course of the presentation, she acknowledged that the input received from the lake people resulted in a complete change of plans from the initial proposal to these: instead of adding more campsites at the park the main focus will be the (overdue) upgrades of restroom and shower facilities and the pump station.

Mr. Viel asked if there were any public comments after the presentation.

Mr. Neil Santos, of 63 Shore Drive, thanked Ms. Lyons and the NH Division of Parks and Recreation for acknowledgement of the input from the lake residents and community that resulted in the change in focus from the initial proposal to add more campsites to instead attend to the present infrastructure conditions of the solid waste disposal issues in the park camping areas. Mr. Santos asked when the installation of the dump station was planned. Ms. Lyons stated

43 that the dump station is an add-on so even though they would like to install it concurrently with  
44 the bath houses, it may have to be after. Mr. Santos also asked what the percentage of campers  
45 with holding tanks would be. Ms. Lyons stated she estimated the percent was in the high teens.

46  
47 Peter Wawrzonek, of 69 Shore Drive, asked if the septic systems will require a Shoreland Permit,  
48 Wetlands Permits, and Alteration of Terrain Permits. Ms. Lyons stated that they would get any  
49 permits required by the State. Mr. Wawrzonek asked if there was a plan to pump out these  
50 systems on a regular basis. Ms. Lyons stated there was. There was discussion on the number of  
51 sites that could fit campers that would use the pump station. Mr. Wawrzonek asked if any new  
52 campsites would be included in the final 20% of the plans. Ms. Lyons stated that it was normal  
53 practice to have "80% Plans" and use the remaining 20% for adjustments if needed. She also  
54 stated that they were not planning on creating any new campsites in addition to the ones noted on  
55 the "80% Plans".

56  
57 Mr. Wawrzonek asked if it was possible that Nottingham residents could receive a reduced entry  
58 fee for Pawtuckaway State Park. Mr. Wilson went on to explain that they only charge for entry  
59 for a portion of the year and that is because the state park system is a self-funded system, which  
60 does not rely on taxation from state residents. They use the entry fees to keep the park running.  
61 Ms. Lyons stated that she believes the town has passes for Pawtuckaway State Park at the library  
62 and also senior citizens do get in for free.

63  
64 Frank Carey, of Seamans Point Road, asked if the Park would allow people who were not  
65 camping to use the dump station. Ms. Lyons stated that they did not plan on letting others use  
66 the dump station unless it was an emergency.

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68 **23-004 SUB Residences at Fort Hill - Smoke St & Fort Hill Rd (Continued)**

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70 *Application from Berry Surveying & Engineering, on behalf of Owl Ridge Builders,*  
71 *requesting a twenty-five (25) lot open space subdivision. The property is located at Smoke*  
72 *Street and Fort Hill Road in Nottingham, NH and is identified as Tax Map #23, Lot #11. Two*  
73 *Conditional Use Permits have been applied for. Article III, Section B, Item #6 permits a*  
74 *request to allow disturbance within 25 feet of a wetland. Article IV, Section S, Item #8 (g)*  
75 *allows for a reduction in the landscape buffer requirement.*

76  
77 Mr. Berry discussed the four waiver requests that still required Board approval. These included  
78 swale designs, flared-in sections on culverts, higher under-drains, and slope of 3:1 instead of 4:1.

79  
80 Mr. Berry stated that the applicant would be providing state permits, road names approved by the  
81 Select Board, HOA Documents and Covenants to cover maintenance of the storm water, open  
82 space, and the road. He also stated that they would be adding additional trees to the buffer zone  
83 on sheet #53.

84  
85 Mr. Berry stated that he did move the driveway as requested by one of the abutters on Fort Hill  
86 Road.

Mr. Viel stated that the applicant would also need to post a performance bond to ensure that the roads hold up as designed.

Mr. Viel opened the public hearing at 7:41 p.m. There were no comments. He closed the public hearing at 7:42 p.m.

Mr. Viel read the first waiver request.

Mrs. Bascom asked about the road names and if there is anything the Board can say about them.

Mr. Viel confirmed that the Select Board does have a list of pre-approved road names.

Applicants can request any names they want. The Select Board votes on them. Mr. Morin

confirmed that as long as the road name does not conflict with another road name in town, within reason, the Select Board would probably approve it.

Mr. Berry read the last three (3) waiver requests.

***Mr. MacKinnon made the motion to approve the four (4) waiver requests, Section 15.6.7 roadside drainage #4, Section 15.6.7 roadside drainage #6, Section 15.6.7 roadside drainage #7, and the Appendix on road design cross sections. Ms. Mooney seconded the motion. The motion passed by a vote of 6-0-1.***

***Mr. MacKinnon made the motion to approve Case # 23-004 SUB Residences at Fort Hill - Smoke St & Fort Hill Rd with the following conditions ...***

- ***Plan copies with professional seals and signatures.***
- ***Original mylar with professional seals and signatures to be filed with the Registry of Deeds.***
- ***All fees paid.***
- ***All state permits including A.O.T and D.O.T.***
- ***Addition of trees to the buffer on Lot 11-20 per comments by the Conservation Commission.***
- ***Monuments set and certified.***
- ***Road names approved by the Board of Selectmen.***
- ***A written performance guarantee agreement approved by the Board of Selectmen and paid to the town prior to the start of construction.***
- ***H.O.A. and Declaration of Covenants submitted and approved by town counsel to be filed with the Registry of Deeds.***
- ***Electronic submission of all plans including as-builts at project completion to be approved by the town engineer.***

***The motion passed by a vote of 5-1-1***

***Findings Of Fact – Mr. Viel stated that this application has been found to meet all of the town subdivision regulations and zoning ordinances and has received either conditional use permits, waivers, or variances as needed to be approved with the conditions that have been set.***

**Case # 24-001 LLA & 24-002 SUB – Falzone – Raymond Rd**

***Application from Joseph Falzone, on behalf of The Forgotten MTN Realty Trust, requesting approval for a 16-Lot Open Space Development (OSD) subdivision off Raymond Road in Nottingham, NH. The properties are identified as Tax Map #69, Lot #'s 17 and 19.***

Mr. Scott Cole listed the changes made since receiving some of the comments from the Board members.

There was discussion amongst the Board members on the conventional yield plan versus the Open Space Development plan.

***Mr. MacKinnon made the motion to approve the yield plan as presented. John Morin seconded the motion. The motion passed by a vote of 6-1-0.***

Mr. Viel opened the public hearing at 8:46 p.m.

Nate Bernitz of 205 Raymond Rd. stated that he supports Open Space developments and also had questions about how the Conservation Commission works with the applicant.

Jim Stevens, of 13 Doloff Dam Rd, asked if there would be blasting needed for the steep slopes.

Mr. Viel closed the public hearing at 8:55 p.m.

***Mr. MacKinnon made the motion to approve the waiver request for the cul-de-sac. Mr. Davies seconded the motion. The motion passed by a vote of 6-0-1.***

The Board discussed the best time to have a site walk.

***Ms. Mooney made the motion to approve the site walk on the date of Saturday, March 9<sup>th</sup>, 2024 at 10:00 a.m. She amended the motion to include a snow date of Saturday, March 16<sup>th</sup> at 10:00 a.m. The motion was seconded by Mr. Morin. The motion passed by a vote of 7-0-0.***

The Board discussed the three proposals received for engineering services as requested by the Applicant. Tighe & Bond provided a proposal of \$2,500. CMA provided a proposal of \$5,000. TEC provided a proposal of \$7,500.

***John Morin made the motion to use CMA for the engineering review. Mr. Davies seconded the motion. The motion passed by a vote of 7-0-0.***

***Mr. MacKinnon made the motion to continue both Case #'s 24-001 LLA and 24-002 SUB Falzone – Raymond Rd to March 27<sup>th</sup>, 2024. Ms. Mooney seconded the motion. The motion passed by a vote of 7-0-0.***

**Other: Town Of Raymond Regional Impact Notice**

Mr. Viel stated that he could submit a letter similar to what was sent regarding recent other large projects proposed to the Raymond Planning Board.

**Public Comment:**

Mr. Stevens asked about the town's Master Plan. Mr. Viel stated that they would be working to update that and invited members of the public to take part in the update.

**Minutes:** 01/10/24

*Ms. Mooney made the motion to approve the minutes of 01/10/24. Mrs. Bascom seconded the motion. The motion passed by a vote of 5-0-2.*

**Updates:**

Mrs. Bascom stated that she would be attending the SRPC meeting later this week.

Mr. MacKinnon stated that he would be stepping away from the Planning Board due to the increase in duties at work and home. His last meeting would be the next meeting in February.

Mr. Morin stated that the contract with SRPC was not included in the budget for the upcoming year.

Ms. Mooney stated that she would be stepping down from the Planning Board as well.

Mr. Haney discussed the Office of Planning and Development webinar series on the housing crisis in New Hampshire.

*The meeting was adjourned at 9:52 p.m.*

Transcribed per video.

Respectfully submitted,

Alana J. Kenney, Land Use Clerk

Edited by Susan P. Mooney, Secretary