

Nottingham Planning Board
April 8, 2015

Accepted: 5-13-2015

Members Present: Dirk Grotenhuis, Chairman; Eduard Viel, Vice-Chairman; Donna Danis, Ex-Officio member; Gary Anderson, SRPC Rep; Teresa Bascom, Alternate; Robert "Buzz" Davies, Alternate

Members Absent: John Morin, CIP Rep; Charlene Andersen; Susan Mooney, Secretary;

Others Present: Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Chris Albert, Chuck Minasall

Alternate seated and voting:

- Teresa Bascom for Susan Mooney
- Mr. Davies for John Morin

Call to Order at: 7:00pm

Members introduced themselves

Flutter Street Conceptual

90 acre lot on Flutter Street-Tax Map 44 Lot 12 -3,000ft long 600-700ft wide.

Chris Albert from Jones and Beech Engineers and Chuck Minasall from KTM Properties spoke with the Board about their Conceptual plans.

Mr. Albert acknowledged that dead-end streets are not allowed according to the Subdivision Regulations at this time, however, he would like to introduce the project ideas to the Board to get some feedback from them.

Mr. Albert showed the Conceptual plans to the Board members, addressing the specifics and explaining the desire to protect the River in the back of the property therefore creating an Open Space Development.

Mr. Albert stated that from a yield perspective it could potentially be about a 24 lot subdivision with lot sizes ranging from 2 acres to 6-7 acres and about a 3,000-4,000ft road.

If they do Open Space Development there would be about 60 acres in the back left untouched and developing about 1/3 of the 90 acres and creating about 24 30,000sq ft lots.

Ms. Danis arrived at 7:07pm

Some of the points mentioned by the Board:

- Keep the 100ft buffer
- Consider a cistern
- Short roads require less maintenance
- Police Department and Fire Department are skeptical of cul-de-sacs

The general consensus from the Board was for the Open Space Development and the number of lots will be determined after the complete survey of the property.

By law signatures

Board members signed the form accepting the By-laws and Rules of Procedure for 2015

Updated Subdivision Regulations Sections 1-8

Mr. Colby informed the Board that sections 1-8 are in their packets for the members of the Board to review by the next meeting. The Subdivision Regulation Update Subcommittee will be meeting Wednesday April 15th to continue reviewing the updates as Mr. Colby prepares them. Mr. Colby also mentioned the idea to add a list of pre-approved road names for applicants to choose from.

The regulation will have a schedule for processing the applications and holding the public hearing in an upcoming section. He also mentioned that there will be new sections

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covering a Sunset Clause and Concurrent applications, which allows the Board to hear a Subdivision and Site Plan application at one time.

The Board agreed to receive the regulation draft in sections for ease of reviewing but the discussion and edits as a Board will be done once the Subcommittee finishes their edits.

Public Meeting Closed 7:47pm

Board of Selectman and Staff/ Board Members Update

Ms. Danis is the new Ex-Officio member and is happy to be on the Board. Mrs. Bonser will fill in as needed.

Mr. Chairman informed the Board of the plan to cancel the next meeting- April 22nd as there are no cases to hear. He also discussed with the Board the idea to have one meeting a month while still reserving the second meeting if there is the need to still hold it due to a flood of applications. Mr. Viel reminded the Board that reviewing applications is only one part of our responsibility as a Board, and we are tasked with many other things such as the list of items assigned to us in the Master Plan. Mr. Chairman acknowledged that point and suggested that if a Board member wants the Board to discuss a certain topic to request that it be placed on the agenda for a future meetings. The Board will discuss the idea of holding one meeting a month at the next meeting.

Motion made by: Mrs. Bascom to cancel the next scheduled meeting- April 22, 2015.

Seconded by: Mr. Anderson

Vote: 6-0-0 Motion Passed

Minutes

March 25, 2015

Motion made by: Mr. Anderson to accept the minutes as amended

Seconded by: Mrs. Bascom

Vote: 5-0-1 Motion Passed

Adjournment

Motion made by: Mrs. Bascom

Seconded by: Mr. Anderson

Vote: 6-0-0 Motion Passed

Adjourned at: 8:02pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk