

Nottingham Planning Board
April 13, 2016

Approved: May 11, 2016

Members Present: Dirk Grotenhuis, Chairman; Eduard Viel, Vice-Chairman; Susan Mooney, Secretary; Gary Anderson, SRPC Rep; John Morin; Teresa Bascom; Robert “Buzz” Davies, Alternate

Members Absent: Charlene Andersen, BOS Rep

Others Present: Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Robert Berner, Eversource; Bob Mooney, Abutter Flutter St.; Peter Landry, Surveyor; Owen Friend-Gray, Applicant; Joseph Berry, BS&E; Bill Hall, Abutter Flutter St.; Janet Hall, Abutter Flutter St.; Greg Hall, Abutter Flutter St.; Martha Smith, Abutter Flutter St.; Christine Tofani, Abutter Smoke St.; Peter Smith, Abutter Flutter Street; Caroline Kelleher, Abutter

Call to Order at: 7:02pm

Public Hearing

- Scenic Roads Tree Clearing

Bob Berner, the Regional Arborist from Eversource, spoke to the Board regarding the plans for clearing the dead and damaged trees on some of the Scenic Roads in Town. (*List of roads attached*)

It was noted that Priest Road was not in the letter, however the abutters were notified. Mr. Berner stated that the wood would be left for the owner of the property to do with as they wish unless they are requested by the owner to do otherwise.

Public Comment: None

Public hearing closed: 7:09pm

At a previous Public Hearing regarding this case Mr. Terninko came with concern regarding a tree that was identified to be cut. Members of the Board went to see the tree of concern and they identified the tree as Ash, not the White Oak he thought it was. They also noted that the tree does indeed need to be cut.

Mr. Berner added that the trees to be cut are flagged with white ribbon.

Motion made by: Mr. Viel to approve the tree work to be done on the Scenic Roads as stated by Mr. Berner.

Seconded by: Mrs. Bascom

Vote- 6-0-0 **Motion Passed**

Case #P16-003-LLA & SUB – Applications from Gwen Friend and Julia Friend-Gray for:

- A lot line revision between tax map 67, lots 1&2. Land being transferred from lot 1 to lot 2 is 328,954 Sq.Ft. this will make lot 2 a 12.97 Ac. lot.
- A back lot subdivision of tax map 67, lot 2. To subdivide a piece of land that is 7.63 Ac. the current size of lot 2 is 12.97 Ac.

The properties are located at 150&160 Raymond Road, Nottingham, NH 03290. It is identified as Tax Map 67 Lots 1&2.

This Case needs to be looked at as two separate cases:

Lot Line Adjustment Application Approval-

Joseph Berry, the Civil Engineer from BS&E, represented the Gray and Friend-Gray family. He described the plans for the Lot Line Adjustment to the Planning Board.

Mr. Colby stated that staff found the application complete and recommended it be accepted.

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46 **Motion made by:** Mr. Anderson to accept the application for Case #P16-003-LLA&
47 SUB for the Lot Line Adjustment.
48 **Seconded by:** Mrs. Bascom
49 **Discussion:** None
50 **Vote:** 6-0-0 **Motion Passed**
51 **Public Comment:** None
52 **Public Hearing Closed:** 7:21pm
53 Mr. Colby wrote up some notes which were accepted by the Board as the conditions with
54 the approval.
55 Mr. Viel added that a Tax Map 67 Lot 2 on page two and three needed to be edited as
56 well- they were labeled as Tax Map 76 Lot 2.
57 Mrs. Mooney stated that the Conservation Commission had corresponded with applicants
58 and determined that none of the easement land will be encumbered in this plan. However
59 the Conservation Commission requested the Easement boundary line be re-blazed.
60 **Waiver-** Request to waive the requirement to provide a full topo of the property.
61 **Motion made by:** Mr. Viel to approve the waiver to waive the full topo and showing the
62 house that is on Tax Map 67 Lot 1.
63 **Seconded by:** Mrs. Mooney
64 **Vote:** 6-0-0 **Motion Passed**
65 **Lot Line Adjustment approval-**
66 **Motion made by:** - Mrs. Bascom to approve the Lot Line Adjustment for Case #P16-003
67 with the stipulations that the:
68 1. Correct Tax Map numbers
69 2. CWS Stamp
70 3. Approval Block Enlarged
71 4. Blaze Conservation Line
72 5. Boundary markers set and certified
73 **Seconded by:** Mr. Viel
74 **Vote:** 6-0-0 **Motion Passed**
75 **Subdivision Application Approval-**
76 Mr. Colby stated that staff found the application complete and recommended it be
77 accepted.
78 **Motion made by:** Mrs. Mooney to accept the application for Case #P16-003-SUB for the
79 Subdivision.
80 **Seconded by:** Mr. Anderson
81 **Discussion:** None
82 **Vote:** 6-0-0 **Motion Passed**
83 **Waiver-** Request to waive the requirement to provide a full topo of the property.
84 **Motion made by:** Mrs. Bascom to approve the waiver for lot 1 to not have it fully
85 “topoed” and show the house.
86 **Seconded by:** Mrs. Mooney
87 **Discussion:** Mr. Viel noted that there was another waiver request to waive the
88 requirement for all the utilities to be placed underground- due to ledge and existing
89 overhead utilities. The Board agreed to finish the vote on the first waiver and then vote
90 on the utility request second.
91 **Vote:** 6-0-0 **Motion Passed**

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Motion made by: Mr. Anderson to approve the waiver for overhead utilities for the case.

Seconded by: Mr. Viel

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

Public Comments Opened: None

Public Hearing Closed: 7:31pm

Mr. Colby wrote up some notes which were accepted by the Board as the conditions with the approval.

Ms. Andersen sent her comments via e-mail (*in the file*) Mr. Colby spoke to those comments and cleared up the confusion.

Subdivision Approval-

Motion made by: Mrs. Mooney to approve the Case #P16-003-SUB with 5 contingencies:

1. CWS Stamp
2. Approval Block Enlarged
3. Note: No further subdivision
4. Note: Impact Fee Applies
5. Boundary markers set and certified

Seconded by: Mrs. Bascom

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

Public Hearing Opened: 7:33pm

Case #P16-004-SUB – Applications from J&L Terra Holding, INC. for a conventional five (5) lot subdivision on 20.331 acres on Smoke Street in Nottingham, NH. Property is identified as Tax Map 10 Lot 4 Sublot 1.

Mr. Landry of Landry Surveying represented the applicant. He described the location for the subdivision as being between the Little River Road subdivision and the Town Gravel Pit Road, on the east side of Smoke Street. Due to the close proximity to Little River and the sensitive environment an Environmental Impact Assessment was performed by Gove Environmental Services- Mr. Landry read the conclusion of the report (*in file*).

Subdivision Application Approval-

Mr. Colby stated that staff found the application complete and recommended it be accepted.

Motion made by: Mr. Viel to accept the application for Case #P16-004-SUB as complete.

Seconded by: Mr. Anderson

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

Public comments Opened: Caroline Kelleher 21 Little River Road, Lot 10-18- asked for clarification of the lot lines and the notations near the wetlands. Mr. Landry cleared up the concern.

Public Comments Closed: 7:47pm

Mr. Colby wrote up some notes which were accepted by the Board as the conditions with the approval. (*In file*)

1. Some abutters Tax Map information is incorrect and needs to be corrected.
2. Subdivision approval from NH DES is still pending.
3. Revision block is missing on the sheet to be recorded.
4. You should ask for an explanation of the second buildable area.
5. Documentation of monuments being set.

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There were some questions regarding how the lot envelope buildable area is calculated. Mr. Landry agreed to adjust the lot lines between proposed lots 1-C and 1-D to make the lot more conforming.

Mr. Colby recommended the Board continue the hearing to allow for the plans to be corrected and redrawn.

Mrs. Mooney requested Mr. Landry meet with the Conservation Commission and she requested an electronic copy of the Environmental Impact Assessment.

Ms. Andersen sent her comments on this case via e-mail (*in file*) Mr. Colby spoke to those comments as well and cleared up the confusion.

Motion made by: Mr. Anderson to continue the hearing on April 27, 2016 at 7:00pm

Seconded by: Mr. Viel

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

Public Hearing Closed: 8:04pm

The Land Use Clerk was asked to get a full set of the updated plans, when they come in, to the Conservation Commission.

Public Hearing Opened: 8:05pm

Case #P16-005-SUB – Application from Chuck Minasalli of PTC Realty Limited to review and approve a yield plan for an open space, 24 lot subdivision on 87.16 acres on Flutter Street in Nottingham, NH. Property is identified as Tax Map 44 Lot 12.

- **Mrs. Mooney recused herself from this case as she is an abutter.**

- **Mr. Davies was seated for Mrs. Mooney for this hearing.**

Subdivision Application Approval:

Mr. Colby stated that staff found the application complete and recommended it be accepted.

Motion made by: Mr. Viel to accept the application for Case #P16-005-SUB as complete.

Seconded by: Mrs. Bascom

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

Joe Coronati from Jones & Beach Engineers and Tara Saxton of PTC Realty Limited LLC, one of the owners of the property, presented a yield plan and an Open Space Subdivision plan.

Public Comment Opened: 8:12pm

Several abutters to this property had questions and concerns that could not be addressed until the Planning Board approved a yield plan and the applicant provided a full set of plans and the required studies.

Public Comment Closed: 8:22pm

Mr. Colby wrote up a list of comments (*In file*). He recommended that the Board agree to continue the hearing at a date and time certain to allow the applicant to redesign the yield plan taking into consideration the comments heard at the meeting.

Motion made by: Mr. Viel to continue the Case #P16-005-SUB on April 27, 2016 at 7:00pm.

Seconded by: Mrs. Bascom

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

The abutters on Flutter Street requested that the updated plans be up loaded to the website when they come in.

- **Mrs. Mooney was reseated**

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- **Mr. Davies returned to a non-voting alternate position**

Board of Selectmen and Staff/ Board Members Update

The Land Use Clerk reminded the abutters present that they will not be re-notified when a case is continued.

Approval of Minutes

March 23, 2016- **Tabled**

Sign Plans

Case #P16-001-SUB –V & T Revocable Trust of 1998 Harlene S. Batchelder, Trustee

The Following Conditions have been met:

1. Move radii of proposed well on lot136-2 to be within the buildable lot
2. Correct the abutters name of lot 135 to read Annette L. Dunn
3. Boundary markers set and certified

Adjournment

Motion made by: Mr. Morin

Seconded by: Mrs. Bascom

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

Adjourned at: 8:46pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk