

Nottingham Planning Board  
May 13, 2015

**Accepted:** 6-10-2015

**Members Present:** Dirk Grotenhuis, Chairman; John Morin, CIP Rep; Charlene Andersen; Susan Mooney, Secretary; Donna Danis, Ex-Officio member; Gary Anderson, SRPC Rep; Teresa Bascom, Alternate; Robert “Buzz” Davies, Alternate

**Members Absent:** Eduard Viel, Vice-Chairman;

**Others Present:** Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Raelene Shippee-Rice, 38 Garland Rd; Mike Spagna, Applicant; Sam Demeritt, Nottingham Conservation Commission; Joe Falzone, 7-B Emery Lane Stratham NH; Percy Annis, Abutter; Rosco Blaisdell, Surveyor; Jim Rosborough, Applicant; Linda Rosborough, Applicant; Peter Landry, Surveyor

**Alternate seated and voting:**

- Teresa Bascom for Ed Viel

**Non- seated Alternate:**

- Mr. Davies

Call to Order at: 7:00pm

Members introduced themselves

Public Hearings opened at 7:01pm

**Case 15-003-LLA** Application from Michael S. & Jennifer P. Spagna and J. Fred & Judith W. Howe for a Lot Line Adjustment transferring 49.5671 Acres from Tax Map 46 Lot 4-8, owned by J. Fred & Judith W. Howe, to Tax Map 46 Lot 5-1, owned by Michael S. & Jennifer P. Spagna. Properties are located on Stevens Hill Road, Nottingham NH 03290.

Applicant Michael Spagna and Surveyor, Rosco Blaisdell gave a brief description of the Lot Line Adjustment (LLA) plans.

Mr. Colby confirmed that the application was complete and recommended acceptance.

**Motion made by:** Mr. Anderson to accept case 15-003-LLA, application for Tax Map 46 Lot 4-8.

**Seconded by:** Mrs. Bascom

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

Public hearing opened at 7:09pm

No one came forward to speak to the case.

Mr. Chairman closed the public hearing at 7:10pm

Mr. Colby had only one condition of boundary monuments set

**Motion made by:** Mrs. Mooney to conditionally approve the application case 15-003-LLA. Application to transfer 49.5671 Acres from Tax Map 46 Lot 4-8 to Tax Map 46 Lot 5-1 on the condition that the bounds be set.

**Seconded by:** Mrs. Bascom

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

**Case 15-002-SUB** Application from James and Linda Rosborough for a request to subdivide the existing parent tract into two (2) total lots. Tax Map 72 Lot 13. 41 Mooers Road, Nottingham NH 03290.

Surveyor, Mr. Landry, representing Mr. and Mrs. Rosborough, gave a brief description of the plans for the Subdivision. He informed the Board that in 2014 the applicants were granted a variance from the requirement for frontage on a Class V road, by the Zoning Board of Adjustment.

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Mr. Colby confirmed that the application was complete as presented, including the waiver for regulation *Section V-A-7 Plot Requirements*, (this section number was added to the waiver form) which requires a complete topo of the existing property. Staff recommends the waiver for acceptance as well as the application.

Mr. Davies asked Mr. Colby if the house has to be within the envelope.

Mr. Colby replied that he believes the requirement is that the plans show that there can be a building envelope on the lot.

**Motion made by:** Mr. Morin to accept the application of case 15-002-SUB as complete.

**Seconded by:** Mr. Anderson

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

Public Hearing opened at 7:20pm

No one came forward to speak to the case.

Public Hearing closed at 7:21pm

Mr. Landry confirmed that the applicant's intent for the Subdivision is to separate the lake front lot from the larger parcel.

**Motion made by:** Mrs. Bascom to approve the waiver.

**Seconded by:** Mr. Morin

**Vote:** 6-0-1 **Motion Passed**

**Motion made by:** Mr. Morin to approve the application with the condition of the setting of the monuments for case 15-002-SUB.

**Seconded by:** Mrs. Bascom

**Vote:** 6-0-1 **Motion passed**

Public Hearings closed at 7:25pm

**Public Meeting**

**Conservation/ Joe Falzone- Maple Ridge- Conceptual Plan Review**

Mr. Falzone is working with the Conservation Commission to put a portion of the land into conservation provided he receives government funding to do so. He outlined the issues regarding government funding for conservation land.

The conditionally approved Open Space Subdivision plan of 42 lots was presented and explained to the board and public by Mr. Colby. He then presented the plan that was presented to the Board in September 2013 that eliminated 15 lots from the middle of the original 42 lot plan and left the road between those eliminated lots as an emergency use only, dirt road. This plan would allow more land to go into conservation while still providing a through road subdivision. However due to the loss of government funding for conservation at this time Mr. Falzone has designed one more conceptual plan to present to the Board. This conceptual plan would leave a sizable amount of land untouched for conservation therefore allowing it a better chance to rank higher for a government conservation grant.

Mr. Falzone presented the conceptual plan of a cul-de-sac off a cul-de-sac resulting in about a mile long dead-end road. He is aware that the Board, Regulations and the Fire and Police Departments do not want dead-end roads in Nottingham for safety reasons. He stated that the reason he is presenting this conceptual plan is to get a feel from the Board of whether or not they would support this idea; if this idea is not acceptable and the next round of government funding falls through than Mr. Falzone will start on the original plan of 41 house lots.

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Mrs. Mooney read minutes from the Conservation Commission April 13<sup>th</sup> meeting where the Commission discussed Mr. Falzone's case and voted in support of the conceptual plans.

Summary of opinions from the Board:

**Bascom:** Recommends the Board listen to the recommendations of the safety supporters regarding the cul-de-sacs. She also added that she is concerned about putting green spaces above the safety of people.

**Andersen:** Recommends the double cul-de-sac concept for the benefits for the town.

**Grotenhuis:** Agreed that the advice of the Police and Fire Department should not be ignored.

**Mooney:** Expressed concern of losing funding if the through road is built.

**Morin:** Due to the fact that there is not a guarantee that the through road would not be put in still as it is the plan that is conditionally approved, he does not support the cul-de-sac concept.

**Anderson:** Agrees with Mr. Morin and Mrs. Bascom.

Falzone asked if the Board may consider another 6 month extension

Mr. Grotenhuis stated that it may be considered

**Board of Selectman and Staff/ Board Members Update**

RFP's are out for roof repairs

Fishing derby is this weekend May 16<sup>th</sup>.

Town wide assessment is this year. The Town Administrator will be putting together a schedule to educate the town about it.

Mr. Colby and Mr. Grotenhuis informed the Board that the Newspaper used to post notices for the Town is changed to *Union Leader* due to rising prices in Foster's.

Mr. Colby also asked Mrs. Danis about a posting which stated that the Post Offices will no longer post Town Notices. Mrs. Danis didn't know about this but will look into it.

Mr. Chairman raised the topic of canceling the second scheduled meeting of the month due to a lighter case load. If canceled it will be publicly notified as such. The Board unanimously liked the idea of holding the second meeting as needed but canceling it if it is acceptable to do so.

Mrs. Mooney informed the Board about what she learned at the OEP conference

Mr. Anderson informed the Board that he went to the SRPC meeting last month and learned a lot regarding the 10 year transportation plan that is in the works.

**Minutes**

April 8, 2015

**Motion made by:** Mr. Bascom to accept the minutes as written.

**Seconded by:** Mr. Anderson

**Vote:** 5-0-2 Motion Passed

**Adjournment**

**Motion made by:** Mr. Morin

**Seconded by:** Mrs. Bascom

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

**Adjourned at:** 8:39pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk