

Nottingham Planning Board
June 8, 2016

Approved: June 22, 20016

Members Present: Eduard Viel, Vice-Chairman; Charlene Andersen, BOS Rep; Susan Mooney, Secretary; Gary Anderson, SRPC Rep; Teresa Bascom; Robert “Buzz” Davies, Alternate

Members Absent: Dirk Grotenhuis, Chairman; John Morin, CIP Rep;

Others Present; Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Roscoe Blaisdell, Surveyor; Shane Wilson, Abutter; Ken & Gloria Sachs, Applicants

Alternate seated and voting:

- Mr. Davies for Mr. Grotenhuis

Call to Order at: 7:00pm

Public Hearing

Continued Public Hearing Opened: 7:02pm

3rd Continuation

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. (*Initial Hearing 4/13/2016; 1st cont. - 4/27/2016; 2nd cont. 5/11/2016*)

Mr. Viel referenced the written request to continue the hearing on June 22, 2016.

Motion made by: Ms. Andersen to accept the request to continue the meeting for Case #P16-004-SUB on June 22nd at 7:00pm.

Seconded by: Mrs. Bascom

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

Continued Public Hearing Opened: 7:04pm

3rd Continuation

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. (*Initial Hearing 4/13/2016; 1st cont. -4/27/2016; 2nd cont. 5/11/2016*)

Mr. Viel referenced the written request to continue the hearing on July 13, 2016.

Motion made by: Ms. Andersen to continue Case #P16-005-SUB on July 13, 2016 at 7:00pm.

Seconded by: Mrs. Bascom

Discussion: Mrs. Mooney did not vote due to being an abutter in this case.

Vote: 5-0-1 **Motion Passed**

Continued Public Hearing Opened: 7:05pm

1st Continuation

Case #P16-007-SUB – Application from Gary and Lorraine Anderson for a 2 Lot Subdivision of 5.215 acres on Gile Road in Nottingham, NH. Property is owned by Gary and Lorraine Anderson and is identified as Tax Map 27 Lot 1. (*Initial Hearing 5/11/2016*)

Mr. Viel referenced the written request to continue the hearing on June 22, 2016.

Motion made by: Ms. Andersen to accept the request for continuation for Case #P16-007-SUB until June 22, 2016 at 7:00pm.

Seconded by: Mrs. Bascom

Discussion: Mr. Anderson did not vote due to being the applicant for this case.

Vote: 5-0-1 **Motion Passed**

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2nd Continuation

Case #P16-006-SUB – Application from Roscoe Blaisdell of Blaisdell Survey LLC for a 6 Lot Subdivision of 98+/- acres on Sachs Road and Mountain Road in Nottingham, NH. Property is owned by Kenneth Sachs and Joanne Soloman and is identified as Tax Map 71 Lot 150. (*Initial Hearing 5/11/2016*)

Surveyor Mr. Blaisdell spoke to a major change made on the plan since the initial hearing on May 11, 2016. Instead of five (5) driveways coming off Mountain Road there will be two (2) common driveways to serve four (4) of the lots and lot one (1) will use Sachs Road for its driveway.

Mr. Colby spoke to the new issues found on the plans. (Memo in file)

Based on the new issues being simple fixes Mr. Blaisdell asked for conditional approval.

Open for public comment: 7:25pm

No one came forward

Public comment closed: 7:25pm

A Discussion ensued regarding topics such as:

- Scaling of wetland areas
- The reason for noting additional buildable lots on the plan
 - Mr. Colby stated it shows it is buildable land for a shed or garage and recommended this continue to show on the plan
- A concern about Sachs Road going through a few of the properties
 - Mr. Colby referenced the language in a Deed of a person's property on Sachs Road defining how Sachs Road can be used (in File)
- Lots with driveways off Mountain Road being required to pay into the Leisure Times Association for maintaining Sachs Road
 - Should lots from Mountain Road be required to pay in where they have no access from Sachs Road?
- Suggested language change for notes on the plan:
 - Note 11 change the first word "Houses" to "Structures"
 - Note 12 clarify to read "existing right of way on Sachs Road."
- Lot 150-1- Driveway access via Sachs Road and compliance with the Zoning Ordinance Article II, C 1 a and b. and the Subdivision Regulations
 - Suggested waiver for the "independent" part of the requirement in Subdivision Regulations Article 15.1.2
- Waiver for Subdivision Regulations Section 8.3#6
 - Show topography of entire property
- Removal of driveway access of lot 150 from Sachs Rd to conform to regulations. Any future access to this lot will need to be from Mountain Rd.

A lengthy discussion ensued regarding the driveway of Lot 150-1.

A suggestion to switch the parent lot number 150 with Lot 150-1 and then change the rest of the numbers sequentially therefore allowing the access to the parent parcel to remain as is, off Sachs Road, and apply for a permit for a driveway off Mountain Road for the new Lot 150-1. The applicant and the Board discussed this idea further resulting in a plan to check with the Assessing Coordinator and/or legal for regulations supporting this change and to check with counsel about compliance with the Zoning Ordinance requirement of a curb cut/driveway for each lot.

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The applicant was given a list of issues to address before the next Public Hearing. (Memo in file)

Mrs. Mooney will bring the plans to the Conservation Commission for review

Motion made by: Mrs. Bascom to continue Case #P16-006-SUB until June 22nd at 7:00pm.

Seconded by: Mr. Anderson

Vote: 6-0-0 **motion passed**

Public Hearing Discussion ended: 8:53pm

Public Meeting

Site Plan Regulations Review comments:

- Mr. Colby received a few edits from Board members
 - A few Site Plan applications may be coming in soon
- Discussed possibly having a third party review
- Final edits to be sent to Mr. Colby by June 15, 2016
- New document will be ready for the June 22, 2016 meeting
 - Potential Public Hearing on July 27, 2016

Public Comment

No public present for comments

Board of Selectmen and Staff/ Board Members Update

Ms. Andersen gave a Board of Selectman update

Mrs. Bascom spoke to her experience at the OEP Spring Conference.

Mr. Andersen gave an update on the Strafford Regional Planning Commission.

Mrs. Mooney gave an update on the Conservation Commission and appealed for two (2) – three (3) representatives to join the Lamprey River Advisory Committee.

Mr. Colby added an appeal for Planning and Zoning Board alternates.

Approval of Minutes

May 11, 2016

Motion made by: Ms. Andersen to approve the minutes May 11, 2016.

Seconded by: Mrs. Bascom

Discussion: Mrs. Mooney added one more grammatical edit.

Vote: 5-0-1 **motion passed**

May 25, 2016

Motion made by: Ms. Andersen to approve the minutes May 25, 2016.

Seconded by: Mr. Anderson

Discussion: Addition of an omitted Board member's name.

Vote: 6-0-0 **motion passed**

Adjournment

Motion made by: Mrs. Mooney

Seconded by: Mrs. Bascom

Vote: 6-0-0 **motion passed**

Adjourned at: 9:36pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk