

Nottingham Planning Board

June 9, 2021

Approved July 14, 2021

Planning Board Members Present: Eduard Viel, Vice-Chair; Tiler Eaton, BOS Rep; Susan Mooney, Secretary; Ian MacKinnon; Charlene Andersen; Robert “Buzz” Davies, Alternate

Board Members Absent: Dirk Grotenhuis, Chair; Gary Anderson, SRPC Rep

Others Present: JoAnna Arendarczyk, Land Use Clerk; Jen Czysz, SRPC Planner

Surveyor: Marinus Vander Pol III, Survey Technician; Paul Pudlowski; Attorney

Abutters: Jane Carrivan

Alternate Seated and Voting: Mr. Davies for Mr. Grotenhuis

Call to order: 7: 04pm

Acting Chair, Mr. Viel read the emergency order notice posted in the agenda.

Roll call: to publicly account for the members present

(Italics below indicate language from a public hearing notice)

Public Hearing

Case #21-009-LLA- *Application for a Lot Line Adjustment from Gail Bateman, Administrator of the Estate of John F. Bateman, and Allan & Marsha Putnam, represented by TFMoran, Inc. – Seacoast Division. The property is located at 10, 12 & 14A Barrington Road in Nottingham, NH and is identified as Tax Map 1 Lots 2, 3&4.*

Surveyor, Marinus Van Der Pol III, joined by Bateman’s estate attorney Paul Pudlowski, presented the application intended to address the encroachment. It was noted that a Variance was approved to allow 175’ of frontage.

A 1964 Deed poorly defined the property boundaries for five (5) parcels. The current encroachment was identified after a survey was performed when the estate sought to sell the Bateman property. The proposed land swap keeps the total area the same for each parcel. These are preexisting non-conforming lots. There will be no other changes.

SRPC Planner, Jen Czysz noted a missing parcel ID and an abutter’s notification (SRPC review in file).

Motion Made by: Mr. MacKinnon to accept the application as complete.

Seconded by: Ms. Mooney

Discussion: None

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

Mr. Viel recommended continuing the public hearing to allow for the additional public notice to go out to the omitted abutter. The next possible meeting is July 14th, new deliverables would be due a week before that date.

A Discussion on boundaries ensued. The largest issue noted was that Map 232 Lot 23 in Northwood was not provided notice. This lot may transcend municipal boundaries and include Map 1 Lot 1 in Nottingham. While notice went out to the owner of record of Nottingham, the owner of record in Northwood was not noticed. At a minimum, this parcel has one point of adjacency/tangency with Nottingham Map 1 Lots 2 and 3 at the point where the western most parcel boundary intersects the Nottingham town line. This property owner needs to be noticed before continuing to hear the application.

Ms. Czysz advised the applicant to also review the staff report in preparation for when the application is continued.

Motion Made by: Ms. Mooney to continue Case #21-009-LLA to July 14th at 7:00 PM.

Seconded by: Mr. Davies

Discussion: None

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

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It was noted that the meeting would be held at the Municipal Offices, Conference Room 1. The current abutters would not be re-noticed.

Public Meeting

Review Conditional Use Permit Draft

Motion Made by: Mr. MacKinnon to accept the current draft of the Conditional Use Permit application.

Seconded by: Ms. Mooney

Discussion: None

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

The Board noted that the next step is to request that the Board of Selectmen set the application fee to be associated with a conditional use permit.

Staff/ Board Members Update

Ian MacKinnon - Congratulations to Board members voted into office yesterday. He also recommended adding to upcoming agendas a discussion regarding items on the list to be amended, i.e., building heights.

Tiler Eaton- BOS update- BOS will be meeting next Monday. Thank you to everyone who ran for office and the volunteers

Jen Czysz- SRPC Planner- SRPC annual meeting webinar on June 24, 2021 titled: Pipelines for Funding Local Projects.

Charlene Andersen- Congratulations to Mr. Eaton on his election for another term for Selectman. Asked the Board if the next meeting could include a workshop after the "No Business, Officer Election Meeting."- Mr. Viel asked Ms. Czysz to look into that possibility.

Buzz Davies- Expressed gratitude for Mrs. Arendarczyk's time working as the Land Use Clerk.

Susan Mooney- NCC update- Congratulated the elected officials and thanked Ms. Arendarczyk for her work as the Land Use Clerk. Informed the Board of the start of River Water Testing. Communication with the Pawtuckaway Lake Improvement Association regarding the monitoring of activities on Pawtuckaway Lake to protect the shoreland buffer.

Ed Viel- Also thanked Mrs. Arendarczyk and wished her well in her upcoming plans, this is her last meeting. He added that the Zoning Ordinance changes were voted in by the Town. Those need to be updated and changed on the website.

JoAnna Arendarczyk- Land Use Clerk- Thanked the Board for the years working with them. Added that the By-Laws and Rules of Procedure would be reviewed at the next meeting. No edits have been suggested at this time.

Public Comment

7:56pm- No public present

Minutes

May 5, 2021, Site Walk Minutes- Case#21-003-SIT Kubota Trust SIT

May 12, 2021

May 26, 2021

Motion Made by: Ms. Mooney to approve the minutes of May 5, 2021, as amended and table the May 12, 2021, and May 26, 2021, to allow further review.

Seconded by: Mr. MacKinnon

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

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92 The Board was advised that the next meeting, June 23, 2021, is in person, in Conference Room 1 at the
93 Municipal Offices.

94 Ms. Czysz informed the Board that she found the requirement for the “no business” during the election of
95 officers meeting in the By-Laws. If this were to be struck from the By-Laws then holding a work session
96 after electing officers could be feasible in the future.

97 **Adjournment**

98 **Motion Made by:** Mr. MacKinnon

99 **Seconded by:** Ms. Mooney

100 **Adjourn at:** 8:02pm

101
102 For the Nottingham Planning Board ~ JoAnna Arendarczyk, Land Use Clerk