

Nottingham Planning Board
July 8, 2015

Approved: August 26, 2015

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

Members Absent: John Morin, CIP Rep; Teresa Bascom, Alternate; Paul Colby, Code Administrator

Others Present: JoAnna Arendarczyk, Land Use Clerk; George Robinson, Abutter; Mike Russo, ZBA Chairman; Jim Fernald, Applicant; Linda Fernald, Applicant; Matt Pitkin, Resident, Chris Sterndale, Town Administrator

Alternate seated and voting:

- Mr. Davies for John Morin

Call to Order at: 7:00pm

Public Hearing

Mr. Chairman introduced the following case and gave an overview of the case’s history.

Case #P15-004-SIT Application from James S. & Linda R. Fernald for acceptance, compliance review, and final approval of site plan review to allow the construction of one 30,000 gallon earthen berm propane tank for retail sales for Rymes Heating. The property in question is located at 240 Stage Road and is identified as Tax Map 29 Lot 8-1.

Mr. Chairman informed the applicants that the application as presented is incomplete due to the fact that it didn’t include updated plans.

The Board agreed to hold the hearing as a Design Review which is a nonbinding meeting. Jim Fernald and Linda Fernald introduced themselves as the applicants. Mr. Fernald informed the Board of the plan to install one 30,000 gallon Earthen Berm tank as opposed to two 22,000 gallon above ground tanks. The applicants did not draw up new plans due to a concern that the case would not be heard because of its history. Mr. Viel and Mr. Chairman stated that the Planning Board will work professionally and under the authority that they have.

The past case involving the Fernald’s and Rymes was discussed in detail during the hearing.

Mr. Fernald asked for direction moving forward.

Mr. Chairman stated that there will need to be updated plans in order for the case to be heard.

The Fernald’s plan to provide the needed materials for the next Planning Board meeting on August 12th and will contact the Land Use Clerk if that deadline cannot be met.

Meeting opened to the public: 7:43pm

Mr. Russo, the Chairman for the Zoning Board of Adjustments stated that according to Article II Section II d1 the Fernald’s case should go before the Zoning Board for a Special Exception regarding the permitted use of the lot. Another point he suggested to have clarified is whether it is going to be titled a retail or wholesale business.

The Fernald’s agreed to have that clarified when they present the case in August.

The Town Administrator, Mr. Sterndale, recommended the Board and the Fernald’s agree to hear the case when the application is complete and to treat it as a completely new case without its history.

Mrs. Mooney asked for the updated plans to include a traffic flow as well as the names and locations of the current tenants.

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Motion Made By: Mr. Anderson to continue the Design Review for Case #P15-004-SIT to August 12th at 7:00pm.

Seconded by: Mrs. Mooney

Vote: 7-0-0 Motion Passed

Closed Public Hearing at 7:55pm

Public Meeting

- Discuss adding Plat requirements to the Subdivision Regulations

At the last Subcommittee meeting the Land Use Clerk was asked to compare the Plat requirements, Section 8.1 #4, to those listed on the Rockingham Registry of Deed's web page. A few requirements were not listed in the section. The Board agreed to use the web page in the Subdivision Regulations.

- Review Updated Subdivision Regulations

Mr. Viel reviewed the attached list of changes the subcommittee made at the last meeting. The Board agreed to the changes and requested the Land Use Clerk to post it online in draft form for public feedback along with a note that likely a Public Hearing would be held in late August or September.

- Impact Fees Release

Motion Made By: Mr. Viel to request for the BOS to withdraw \$12,673.00 from the Impact Fees fund for the specific use of paying down the fire station bond.

Seconded By: Mr. Anderson

Vote: 7-0-0 Motion Passed

- Nottingham Day Booth

The Board agreed to present copies of the new Subdivision Regulations. The Board would like it to be a Land Use booth. Mr. Viel will contact the Chairman of the ZBA.

Board of Selectman Update

None

Staff/ Board Members Update

Ms. Andersen suggested some agenda items for upcoming meetings:

- Budget review when Paul returns
- Involve the Planning Board in the separation of the school CIP
- Create a procedure to highlight conditions or updates on plans prior to the Board signing the final plans

Mr. Anderson shared some information from a SRPC meeting he attended.

Mr. Viel requested permission to write a letter from the Planning Board to the Board of Selectman to clarify inaccuracies in Planning Board related items that are reflected in the May 18th, 2015 BOS minutes such as septic issues being a design specific issue, however it is out of the Planning Board's jurisdiction. The letter would then be recorded in the Board of Selectman minutes as proof of the Planning Boards acknowledgement of the issue.

Mrs. Mooney asked if there has been any information as to when the Strafford Regional Planning Commission maps with the Conservation lands would arrive. No information has been received. The Land Use Clerk will contact Kyle Pimental for information.

Minutes - June 10, 2015

Motion made by: Mr. Viel to postpone the minutes until the next regularly scheduled meeting.

Seconded by: Mrs. Mooney

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Vote: 7-0-0 Motion Passed

Adjournment

Motion made by: Mr. Viel

Seconded by: Mrs. Mooney

Vote: 7-0-0 Motion Passed

Adjourned at: 8:48pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk

Attached: Changes agreed on at Subcommittee Meeting 7/1/2015