

Nottingham Planning Board  
August 24, 2016

**Approved by the Nottingham Planning Board:** September 14, 2016

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

**Others Present:** Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Kevin McEneaney, McEneaney Survey; Marie Curry, Applicant; Paula Curry Duchano, Applicant

Call to Order at: 7:00pm

**Public Hearing**

**Public Hearing Opened:** 7:01pm

**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 as she is an abutter.*

*Mr. Davies was seated for Mrs. Mooney*

Mr. Chairman read a letter from Chris Albert on behalf of their client, PTC Realty Limited, requesting a continuation to October 26<sup>th</sup>.

**Motion made by:** Mr. Anderson to “approve the continuance of Case #P16-005-SUB from August 24<sup>th</sup> to October 26<sup>th</sup> at 7:00pm”

**Seconded by:** Mrs. Bascom

**Vote:** 7-0-0 motion passed

*Mrs. Mooney was reseated and Mr. Davies returned to an unseated Alternate.*

**Public Hearing Opened:** 7:05pm

**Case #P16-011-SUB** – Application from Margaret M. Curry, Martha A. Curry, Joan E. Curry, Paula C. Duchano, and Marie E. Curry, to subdivide Map 48 Lot 1 consisting of 173 acres to create Map 48 Lot 1-1, a 4.8 acre single family residential area. The property is located at 187 Stevens Hill Road in Nottingham, NH.

Mr. McEneaney, from McEneaney Survey, spoke on behalf of the applicants. He presented the plans to the Board and explained the reason for the request.

**Application Acceptance:**

**Motion made by:** Mr. Viel to “accept the application for Case #P16-011-SUB as complete.”

**Seconded by:** Mrs. Bascom

**Vote:** 7-0-0 motion passed

**Waiver Request:**

The applicants requested to waive the requirement to survey the entire property.

**Motion made by:** Mrs. Bascom to “accept the waiver request for Case #P16-011-SUB for Article 8 Section 3.”

**Seconded by:** Mr. Anderson

**Vote:** 7-0-0 motion passed

A question was raised about the septic location setback in proximity for the area protected by a conservation easement.

It was then pointed out by Mr. Viel that the Subdivision Regulations require a buildable area be shown on the parent parcel.

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The Board considered suggesting a waiver be signed for this. While the Board looked at the regulations and ordinances to determine the best solution, Mr. Chairman opened the floor to the public for comment.

**Public Comment Opened:** 7:22pm

No one spoke

**Public Comment Closed:** 7:22pm

**Board Discussion:**

The Subdivision Regulation Article 8.4 #3 and 8.4 #17 pertain to the issue being discussed. The Board agreed to allow Mr. McEaney to request a waiver for those sections of the Subdivision Regulations. During the meeting he hand wrote the request. Two of the owners were present for the Public Hearing. They both stated the two lots created in this Subdivision would remain in the sisters' ownership.

The remaining concern for the Board was the issue with the existing septic's setback. Mr. Colby pointed out that ZO Article IV Section U #2 puts the determination in the Code Enforcement Administrator's purview. He determined that the issue will not create a potential health or safety problem and/or access for police and fire protection or other factors. The concern was put to rest after that ordinance was read.

**Waiver Request:**

**Motion made by:** Mr. Anderson to "accept the waiver for Case #P16-011-SUB for relief of (Subdivision Regulations) 8.4 #3 as well as 8.4 #17."

**Seconded by:** Mrs. Bascom

**Vote:** 7-0-0 motion passed

**Discussion:**

Mr. Colby recommended two conditions for approval:

1. Add the number of State Subdivision Approval
2. Wetland Scientist stamp

The frontage is about 500'

The wetland area is about 2 acres

**Subdivision Approval:**

**Motion made by:** Mrs. Bascom to "accept the application for approval Case #P16-011-SUB with the condition of the Wetland Scientist stamp and approved State Subdivision Approval."

**Seconded by:** Mrs. Mooney

**Discussion:** None

**Vote:** 7-0-0 motion passed

**Public Hearing Closed:** 7:44 pm

**Public Comment**

None present

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

- Ms. Andersen gave a Board of Selectmen update:
  - Upcoming meeting with the Historical Society on the Tri-centennial celebration and the Master Plan
- Mrs. Mooney gave an NCC update:
  - A Migratory Birds program for the public, sponsored by the Conservation Commission, will be held at the Library on September 28<sup>th</sup> or 29<sup>th</sup>
- Mr. Anderson gave a brief update on the SRPC

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- Learned that Regional Planning is working well for the local area
- Boards need to be planning for the future i.e. 20 years ahead future: “Main Street” with walk ways, cross walks, bike paths- grants are available to communities for these studies
- Mr. Colby informed the Board
  - Upcoming cases
    - Anderson Subdivision will continue at the next meeting- September 14<sup>th</sup>.
    - The September 28<sup>th</sup> meeting will be in the regular conference room- Police Academy is canceled
- Mr. Chairman informed the Board of an invitation from the Raymond Planning Board for a multi town meeting to be held on September 15<sup>th</sup>.
- Nottingham Day- ZBA will be contacted to determine if there will be a Land Use Booth

**Approval of Minutes**

July 27, 2016 and August 10, 2016

**Motion made by:** Mrs. Mooney to accept the minutes of July 27<sup>th</sup> and August 10<sup>th</sup> as edited.

**Seconded by:** Mrs. Bascom

**Vote:** 7-0-0 **motion passed**

***Signed Soroko plans Case #P16-010-LLA***

**Adjournment**

**Motion made by:** Mr. Viel to adjourn

**Seconded by:** Mrs. Bascom

**Vote:** 7-0-0 **motion passed**

**Adjourned at:** 8:01 pm

For the Nottingham Planning Board

JoAnna Arendarczyk, Land Use Clerk