

Nottingham Planning Board Meeting

8-25-21

Official Minutes as of 9-8-21

1 **Call to Order**

2 Members Present: Chair Dirk Grotenhuis, Vice Chair Eduard Viel; Gary Anderson, SRPC Rep;
3 John Morin BOS Rep; Susan Mooney, Secretary; Charlene Andersen, SRPC Rep; Robert “Buzz”
4 Davies, Alternate

5
6 **Members Absent:** Ian MacKinnon
7

8 **Alternate Seated and Voting:** Robert “Buzz” Davies, Alternate for Ian MacKinnon

9 **Others:** Lorraine Petrini, Secretary; James Burden, SRPC Planner; Peter Landry, Surveyor;
10 Mark Wasson, Curtis Berry, Herb Bernard, Diane Bernard, Brooke Schaefer, Paul Crovo

11 **Call to Order**

12 The meeting was called to order at 7pm.
13

14 **Roll call**

15 Roll call was completed.

16 **Public Hearings**

17 *Continued Case #21-010-LLA-Application for a Lot Line Adjustment from Mark C. and*
18 *Patricia A. Wasson and 70-25, LLC. The property is located at Lamprey Drive in Nottingham,*
19 *NH and is identified as Tax Map Lots 23 & 25.*

20 Mr. Grotenhuis introduced Mr. Landry and Mr. Wasson. Mr. Landry said they were looking for
21 more legal assistance for a couple of issues: road issues and a section of Lamprey Drive that has
22 a lot of land that is less than two acres. He is wondering if they can approve that because it’s less
23 than two acres. He said the dedication ran out in 1985.

24 Mr. Grotenhuis said they don’t have a lot of answers yet; they have a meeting with the lawyer
25 next week. Mr. Morin asked if that is the meeting with the Board of Selectman. Mr. Viel said
26 yes. Mr. Grotenhuis said the lawyer meeting will be a non-public meeting. This case will be
27 continued till September 8.

28 Mr. Viel said he is not aware of any case that had been previously submitted for a lot line
29 adjustment with land across the road. Mr. Landry said they could have built on this land before
30 it became a town road.

31 **Ms. Mooney made a motion to continue Case #21-010-LLA to September 8 at 7pm. Mr.**
32 **Anderson seconded. Unanimously approved by a vote of 7-0.**

33 *Continued Case #21-003-SIT-Application from Tami Defrancesco, Trustee of Kubota Trust,*
34 *requesting approval of a Watercross event to be held three (3) times a year starting in 2021.*
35 *The property is located at 214 Raymond Road in Nottingham, NH and is identified as Map 69*
36 *Lot(s) 8 & 10.*

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37 The applicant asked for a continuance.

38 **Mr. Viel made a motion to continue Case #21-003-SIT to September 22 at 7pm. Ms.**
39 **Mooney seconded. Unanimously approved by a vote of 7-0.**

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

41 *Review By-Laws and Rules of Procedure for the Transaction of Business*

42 Ms. Mooney had comments for this document which have been added in. Mr. Viel spoke about
43 adding language into the document about remote meeting participation by Board members. Mr.
44 Burden said they would need an emergency reason for a remote hearing and a pressing need for
45 why you need to meet instead of postponing. Ms. Mooney asked if the Board can review this
46 document again when there is more information. Mr. Viel said they can do that at any time.

47 Ms. Andersen's comments were also incorporated into the document.

48 Ms. Mooney suggested that Article XI, Section 5B, be edited. The document states here, in part,
49 that copies of the minutes are to be provided to each Board member and to the Conservation
50 Commission. Ms. Mooney said that the Commission has never received copies, nor have the
51 Board members: it is unnecessary to do so because the approved minutes are posted on the
52 town's web site. Mr. Viel said they can change the language to that the minutes will be
53 electronically posted on the town's website and a hard copy will be posted at the town office.
54 Ms. Andersen noted that all the official minutes are posted on the bulletin board.

55 **Ms. Andersen made a motion to approve the amended *By-Laws and Rules of Procedure*.**
56 **Ms. Mooney seconded. Unanimously approved by a vote of 7-0.**

57 *Discussion of Potential Warrant Articles 2022*

58 Mr. Burden said they removed issues they have already addressed for proposed zoning changes,
59 and they have not added anything.

60 Mr. Grotenhuis went over the list with the Planning Board to determine which items had a higher
61 priority over others. Housekeeping changes to align language to that of the state will be done.

62 Mr. Davies suggested a few changes for subdivision ordinances.

63 Mr. Burden (SRPC) will seek additional guidance for how a new structure is to be attached to the
64 primary structure.

65 SRPC will review local municipalities' junkyard ordinances. Mr. Morin said there had been a
66 local junkyard ordinance in the past but then the town replaced it with the state RSA.

67 There was a discussion about driveway and new road setbacks from the abutting properties.

68 Mr. Viel said the state is discussing tiny homes. Mr. Burden said the state adopted the latest
69 code, and it speaks to tiny homes. Dover is determining if they can put a bunch of tiny homes on
70 one lot. Mr. Anderson said they could have a tiny home showing up on a lot. Ms. Andersen said

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71 if the home is on wheels, it's a mobile home. Mr. Burden said it depends on how it's stamped.
72 (WHAT DOES THAT MEAN?)

73 Mr. Viel would favor how lot frontage is determined for curves and more than one street.
74 (WHAT DOES THAT MEAN?)

75 Mr. Morin stated there was a request for a noise ordinance at the Board of Selectmen meeting.
76 The Select Board suggested that a citizen petition warrant article would be more appropriate. Ms.
77 Mooney said the Planning Board could look at sample noise ordinances from other towns.

78 Mr. Grotenhuis said Board will look at building height for 2022.

79 A steep slopes ordinance will be drafted for 2022.

80 Housekeeping language will be edited for 2022.

81 Lot Disturbance and Landscaping, a new section to the zoning ordinance, will be proposed for
82 2022.

83 Fencing restrictions fall under a building code.

84 At this time, ADU's will be postponed for another year.

85 "Conforming" vs "nonconforming" definition language will be revisited in the future.

86 Major vs. minor home occupations will be pushed out.

87 Lot coverage will not be looked into for the Town Center District. It was agreed that it was fine
88 as it stands.

89 Junkyards will be postponed.

90 Non-conforming/ permissive will be looked into soon. (WHAT IS THIS IN REFERENCE TO?
91 (LINES 94 -96?)

92 Driveway/ new road setbacks will be looked into for 2022.

93 Tiny homes will be revisited at a future date.

94 Mr. Grotenhuis will speak to Mr. Silvia for expressed concerns re: Article IX 2 that currently
95 assign the Code Enforcement Administrator the authority to determine if a non-conforming lot is
96 adequate for a proposed use.

97 A noise ordinance will be reviewed at a future date.

98 A workshop meeting is planned, date TBD. Mr. Burden was given items to draft: housekeeping
99 items, minimum disturbance, building height and steep slopes.

100 **Approve Minutes**

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101 **Mr. Viel made a motion to approved minutes from 7-28-21 and 8-11-21. Ms. Andersen**
102 **seconded. Unanimously approved by a vote of 7-0.**

103 **Adjourn**

104 **Mr. Grotenhuis made a motion to adjourn at 8:51pm. Ms. Mooney seconded. Unanimously**
105 **approved by a vote of 7-0.**

106

107 For the Nottingham Planning Board,
108 Lorraine Petrini,
109 Appointed Interim Scribe for the recording and documentation of meeting minutes
110

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