

Nottingham Planning Board  
September 9, 2015

**Accepted:** September 23, 2015

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

**Members Absent:** Susan Mooney, Secretary

**Others Present:** Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Steve Febonio, Applicant/ Owner; Chris Hickey, Surveyor; Mike Koutelis, Rose Koutelis

**Alternate seated and voting:**

- Mr. Davies for Susan Mooney

Call to Order at: 7:00pm

**Public Hearing**

**Case #P15-005-LLA** – Application from Eric C. Mitchell & Assoc. Inc. for Maverick Development Corp. to adjust the lot line between lots 1-3 & 1-4 on Tax Map 15. The properties are located at 66 & 68 Garland Road, Nottingham NH and are owned by Maverick Development Corp.

Chris Hickey informed the Board of the plans for the Lot Line Adjustment.

Mr. Colby recommended the application be accepted as complete

**Motion Made By:** Mr. Viel

**Seconded by:** Mr. Anderson

**Vote:** 7-0-0 **Application accepted**

Opened for public comments at 7:09pm

No one came forward

Public Comments closed at 7:10pm

Board members discussed the case and the following conditions were set along with the recommendation to approve from Mr. Colby:

1. Add Setback/ buildable lot area for Lot 1-4
2. Draw in Stonewalls
3. Add note stating Deed restrictions
4. Add a line in the signature block
5. Change 23.40 area to 23.41

**Motion Made By:** Ms. Andersen to issue a conditional approval based on the five points which were:

1. Add Setback/ buildable lot area for Lot 1-4
2. Draw in Stonewalls
3. Add note stating Deed restrictions
4. Add a line in the signature block
5. Change 23.40 area to 23.41

**Seconded by:** Mr. Morin

**Vote:** 7-0-0 **Motion Passed**

End of Public Hearing

**Rollins Road Conceptual**

Mr. Koutelis explained to the Board his plans:

He owns property on either side of the Nottingham/Epping town lines. He wants to use the town line to be the boundary line between his current house lot and the lot he plans to use to build another home. He is seeking guidance from the board. The land in Nottingham would be a non-conforming lot with the town line as the boundary line. The

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consideration is whether the Koutelis' apply to the ZBA for a variance or the non-conforming lot be grandfathered. Mr. Colby referenced RSA 674:3 and added that by law the 5.62 acres for lot 4-A in Nottingham has a boundary line dividing it from Epping. The tax card lists it as a lot since 1987. It is a nonconforming lot due to the lack of 30ft of frontage.

The Board suggested the Koutelis' apply for a Variance to have evidence of the acceptance of the lot as is before building.

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

**Budget Review**

- No successful contact to planner, Bruce Mayberry
- Staff will attempt to contact an alternate planner

**Nottingham Day**

- September 19, 2015 rain date September 20, 2015 10am to 4pm
- Joint Land Use booth- both Planning and Zoning Board of Adjustments
- Still need a few people to sign up to cover the booth

**Raymond Planning Board Meeting Topics-** No further topics were discussed

**Discuss November Meeting Dates**

- Off weeks in November due to the Holidays
- Meeting would not be recorded (aired live only) if meeting in Conference Room 1
- Suggest to meet in Conference Room 2- The Board agreed

**Zoning Ordinance changes for March election**

- Send proposed changes to the ZBA for input
- Put on agenda for October 14, 2015

**Future Cases**

- October 14, 2015- Sachs Road LLA

**Public Comment**

- Own agenda item in the future
- Change wording to include:
  - It is a time for public concerns of planning nature
  - Time may be limited to 3 minutes to be determined by the Chairman

**Board of Selectman update**

- The swap shed at the Recycling Center needs volunteers
- Hazardous waste collection
  - September 26, 2015 9-1pm at Raymond Public Works
- Board of Selectman plan to meet on September 14 and September 21, 2015

**Staff update**

- Nottingham Police Take Back the Drug Day
  - Saturday September 26, 2015 10am-2pm
- New Town and City magazine is available in the office

**Minutes**

- August 26, 2015- The Board agreed to table the minutes

A member suggested Aquifer Protection training be a future item on the Board's to do list

**Adjournment**

**Motion made by:** Mrs. Danis

**Seconded by:** Mr. Morin

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**Vote: 7-0-0 Motion Passed**

Adjourned at: 8:14pm  
Respectfully submitted,  
JoAnna Arendarczyk  
Land Use Clerk