

Nottingham Planning Board Meeting
Date: Wednesday, October 11, 2023
Official Minutes

Members Present: Eduard Viel, Chairman; Ian MacKinnon, Vice-Chairman; Susan Mooney, Secretary; Teresa Bascom, Member/SRPC Alternate; John Morin, Select Board Ex-Officio Representative; Charlene Andersen, Member/SRPC Representative; Robert “Buzz” Davies, Alternate.

Members Absent: None

Others Present: None

Call To Order: The meeting was called to order at 7:00 p.m.

Public Hearings

Case # 23-005 SIT Nottingham Business Park – 145 Old Turnpike Rd - Application from GM2 Associates, Inc. on behalf of Nottingham Business Park, LLC to complete construction of a 176,000 square foot building, paved access drives and parking areas, stormwater management systems, an existing onsite well for domestic water supply and fire suppression, and an onsite septic system. The proposed use of the building and site will be a warehouse for light industrial manufacturing. There are currently 26 loading docks for tractor trailer loading and unloading. There are 119 paved parking spaces including 8 handicapped spaces of which, two are van accessible. This property is located at 145 Old Turnpike Road, in Nottingham, NH, and is identified as Tax Map # 003 , Lot # 010.

Mr. MacKinnon recused himself from the case. Mr. Buzz Davies was seated and voting for Mr. MacKinnon during this case.

The applicant requested a continuation of this application by e-mail. No representative was present for the applicant and no date for continuation was submitted. Therefore, it was up to the Board to decide on when the continuation should be.

Mr. Viel pointed out that although the Board tries to be fair and lenient with continuances, they also have to be aware that it may not be fair to the abutters if an application goes out too far since the abutters are only notified once.

Mr. Davies suggested the Board let them know the case will be continued until the next meeting with the expectation they will provide new materials.

There was discussion about how the Board should handle the cases that request multiple continuances.

Ms. Bascom made the motion to continue Case # 23-005 SIT Nottingham Business Park to October 25, 2023 at 7:00 p.m. with a notice stating an update would be needed or it would be the last continuance for the case. Ms. Mooney seconded the motion. The motion passed by a vote of 5-0-1.

Mr. MacKinnon rejoined the meeting at 7:16 p.m.

Public Comment – None

Minutes - The minutes from September 27, 2023 were tabled until the next Planning Board Meeting.

Updates

Mr. Viel mentioned that the budget would be brought up to the Select Board on the upcoming Monday.

Mrs. Bascom attended SRPC Training. She was interested in learning that SRPC could send someone out to help study the traffic patterns that may change due to a subdivision. The Board could request this review in addition to the traffic analysis that is provided by the applicant. SRPC can also help in developing bicycle lanes on roadways that are considered dangerous for bikes.

Mr. Morin stated that the Select Board had approved the use of \$19,800 in grant money for the Police Department body cameras. They also approved the proposed Planning Board fees. Paving on Deerfield Road and Flutter Street was completed. Paving on Oak Ridge is being done by the developer; not the Town. This road will be brought to the voters through a warrant article to be accepted as a town road. The Town needed to increase pay for many Town employees in the past year. Members of the Select Board each assigned themselves as liaisons to the different departments in town. Budget will be “the big topic” coming up in the future months.

Mr. MacKinnon asked if there is a time period after multiple continuances the Board could require re-notification to abutters. Mr. MacKinnon would ask SRPC Representative, Blair Haney, about that.

Mr. Viel discussed how the applicant for the Mooers Road project requested a change after approval from cisterns to sprinklers and that abutters would be re-notified of that. He also noted that he had e-mailed the Fire Chief and Town Administrator to see if they had any input or suggested changes regarding the fire protection appendix in the Planning Board documents. Mr. Viel brought up a form that was suggested by Mr. Haney to use when an applicant wants to make a change on conditional approval. Lastly, Mr. Viel stated that warrant article season is coming up and they would need to make some decisions soon regarding potential articles that would be presented from the Planning Board.

Mr. Morin made the motion to adjourn the meeting at 7:38 p.m. Ms. Andersen seconded the motion. The motion passed by a vote of 6-0-0.

Transcribed per video.

Respectfully submitted,

Alana J. Kenney, Land Use Clerk

Edited by Susan P. Mooney, Secretary