

# Nottingham Planning Board

June 22, 2016

**Approved by the Nottingham Planning Board: 7/13/2016**

**Members Present:** Dirk Grotenhuis, Chairman; Eduard Viel, Vice Chairman; Charlene Andersen, Ex- Officio Member; 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; Roscoe Blaisdell, Surveyor; Shane Wilson, Abutter; Ken & Gloria Sachs, Applicants

**Call To Order at: 7:00pm**

## **Public Hearing**

### **2nd Continuation**

**Case #P16-006-SUB-**Application from Roscoe Blaisdell of Blaisdell Survey LLC for a 6 Lot Subdivision of 98+/- acres on Sachs Road and Mountain Road in Nottingham, NH. Property is owned by Kenneth Sachs and Joanne Soloman and is identified as Tax Map 71 Lot 150. (*Initial Hearing 5/11/2016, 1<sup>st</sup> cont. 6/8/2016*)

Mr. Blaisdell spoke on behalf of the Applicants. He informed the Board:

- Driveway issue for the first lot was resolved by switching the lot numbers
  - All the lots will have driveways off Mountain Road except Lot 150- will use Sachs Road as a driveway
- Doesn't see any issues with the driveway permits

Mr. Colby addressed that all the issues found at the previous meeting (in file) have been addressed. He added that a waiver was requested for the need to supply the topo of the entire parcel which staff supports. He recommends conditional acceptance- conditions being:

- State of NH DOT Driveway Permits
- Boundary markers set and certified

**Public Comments:** No one spoke

**PH Closed:** 7:06pm

- **Waiver Request** ( in file)

**Motion made by:** Mrs. Bascom “to accept the waiver for Case #P16-006-SUB to not have to show topography for the tract of land not included in the subdivision.”

**Seconded by:** Mr. Anderson

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

- **Subdivision Approval**

**Motion made by:** Mrs. Bascom “to accept the plans for Case #P16-006-SUB with the conditions of State DOT driveway sets and monuments.”

**Seconded by:** Mrs. Mooney

**Discussion:** Mr. Viel mentioned the legal opinion (e-mail in file) regarding switching the lot numbers. The current lot number 150 holds on to its access rights to Sachs Road. The remaining area currently lot 150-5 will no longer have access rights from Sachs Road for future development.

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Mrs. Mooney briefed the Board on the Site Walk the Conservation Commission did on June 21, 2016 (minutes in file).

Mr. Viel requested the proposed driveway on 150-5 be moved enough to be seen clearly on the plan.

**Motion amended by:** Mrs. Bascom to “include in my motion that they move the driveway so it fully reflects on the plans.”

**Seconded again by:** Mrs. Mooney

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

**Case Closed:** 7:15pm

## **4th Continuation**

**Case #P16-004-SUB** – Applications from J&L Terra Holding, INC. for a conventional five (5) lot subdivision on 20.331 acres on Smoke Street in Nottingham, NH. Property is identified as Tax Map 10 Lot 4 Sublot 1. (*Initial Hearing 4/13/2016; 1<sup>st</sup> cont. -4/27/2016; 2<sup>nd</sup> cont. 5/11/2016, 3<sup>rd</sup> Continuation 6/8/2016*)

Continuance requested (letter in file)

Mr. Colby informed the Board of the Smoke Street Zoning Board of Adjustment (ZBA) Administrative Appeal case held June 21, 2016. The ZBA denied the applicant’s appeal (ZBA notice of decision in file).

**Motion made by:** Mrs. Mooney to “continue Case #P16-004-SUB to July 13, 2016 at 7:00pm.

**Seconded by:** Mrs. Bascom

**Discussion:** Mr. Viel noted that the continuation letter states that the applicant will provide the redrawn plans a few days prior to the meeting. We require materials a week prior to the meeting which makes the due date July 6<sup>th</sup>. Mr. Colby stated that the applicants are aware of this.

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

## **2<sup>nd</sup> Continuation**

**Case #P16-007-SUB** – Application from Gary and Lorraine Anderson for a 2 Lot Subdivision of 5.215 acres on Gile Road in Nottingham, NH. Property is owned by Gary and Lorraine Anderson and is identified as Tax Map 27 Lot 1. (*Initial Hearing 5/11/2016, 1<sup>st</sup> cont. 6/8/2016*)

Mr. Anderson recused himself due to being the applicant for the case.

Continuance requested (letter in file)

**Motion made by:** Mrs. Mooney to continue Case #P16-007-SUB to August 10, 2016 at 7:00pm.

**Seconded by:** Mr. Viel

**Discussion:** None

**Vote:** 6-0-0 **Motion Passed**

## **Site Plan Review**

Mrs. Mooney and Mr. Davies requested hard copies to review the “final” draft.

**Public Hearing Date:** July 27, 2016

**Public Comment:** No one present

## **BOS and Staff update**

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Ms. Andersen updated the Board:

- The CIP committee will be meeting sometime in July
- Marston project committee is looking for fundraising volunteers
- Raymond Planning Board voted to grant the developer a 2 year extension for “Granite Meadows” Site Plan for a condominium and retail complex.

Mr. Viel questioned the need for confidentiality on some legal opinions but not all. The reason is due to the nature of the question being of a technical question or a generalized question which has potential for further appeal action.

Mrs. Mooney informed the Board of a new member who joined the Conservation Commission.

Mr. Anderson gave a brief update on the Strafford Regional Planning Commission- that information can be found on the Commission’s website.

Mr. Colby updated the Board on the development that is happening on prior Subdivision cases.

The Land Use Clerk informed the Board of an email she will send out for review regarding upcoming Zoning Ordinance changes to be sure the list is up to date for the ZBA to review prior to the joint meeting planned for some time the end of the summer.

Ms. Andersen asked about the progress of the Impact Fee update.

Needed information from the Town has been provided

Needed information from the School Board has not been provided- Ms. Andersen will contact Ms. Levenson.

## **Approval of Minutes**

June 8, 2016

**Motion made by:** Mrs. Mooney to approve the minutes of June 8, 2016.

**Seconded by:** Mrs. Bascom

**Discussion:** Mr. Viel and the Land Use Clerk disagreed with a message received earlier in the day from the Chairman stating that the two abstention votes reflected in the June 8<sup>th</sup> minutes should have been recusals and that the minutes should reflect the Board’s intent even though it didn’t occur that way. The Land Use Clerk did make the edits as requested, however she did discuss with the Board her understanding that the minutes should reflect the actual occurrence not the intent. Mr. Chairman maintained his position on the matter stating “if somebody picks this up in... four years from now that they would know (you know) the intent and that was what the Board’s purpose was at that time.”

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

## **Adjournment**

**Motion made by:** Mrs. Bascom

**Seconded by:** Mrs. Mooney

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

**Adjourn at:** 7:39pm

For the Nottingham Planning Board

JoAnna Arendarczyk, Land Use Clerk