

Nottingham Planning Board  
July 27, 2016

**Approved by the Nottingham Planning Board: 8/24/2016**

**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

**Members Absent:**

**Others Present;** Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk; Robert J. & Patricia A. Guarino, Applicants; Joanne M. Marsh, Applicant; Peter Landry, Surveyor; Jacqueline & Jim Soroko, Appliancants; Cheryl & George Robinson, Applicant; Matt Curry, Resident

Call to Order at: 7:00pm

**Public Hearing**

**Public Hearing Opened:** 7:02pm

**Case #P16-010-LLA** – Application from the Trustees of The James E. Soroko & Jacqueline L. Soroko, Revocable Trust, and Joan M. LeBlanc, Trustee of Joan M. Morin Revocable Trust for a Lotline Adjustment. The plan is to adjust a portion of the existing common boundary line between Map 63 Lots 67&68 to allow the transfer of land from one existing substandard lot to another. The property is located at 46& 48 White’s Grove Road in Nottingham, NH and is identified as Map 63 Lots 67&68.

*Mr. Morin recused himself due to representing the applicants in this case*

*Mr. Davies was seated for Mr. Morin*

Mr. Morin was joined at the table by his uncle, Jim Soroko, owner of Lot 68. Mr. Morin informed the board that he was representing his mother, who is the owner of Lot 67. The purpose of the Lotline Adjustment was to give Mr. Soroko direct driveway access to White’s Grove Road. At present he has a right-of-way located in the trees. The LLA will grant him a small parcel of land for his own driveway. Currently the driveway is on Lot 67; the LLA would relocate the driveway onto Lot 68.

Mr. Colby recommended the application be accepted as complete.

***Application Acceptance***

**Motion made by:** Mr. Viel to “accept the application for Case #P16-010-LLA as complete.”

**Seconded by:** Mrs. Mooney

**Discussion:** none

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

**Public Discussion:** none

**Public Hearing Closed:** 7:06pm

**Board Discussion:**

- The plan was explained in further detail to clarify questions Board members still had.
- A request was made to define EOD = “Edge of Drive” in the legend
- The plan secures the driveway access for lot 68 onto Whites Grove Road by the eliminating the encumbrance of driveway access through Lot 67.

Mr. Colby recommended the waiver be accepted- a waiver for the use of a rebar pin with a cap vs. a granite bound as it is not possible to place the granite bound in the front boundary line due to a large root mass.

***Waiver Approval***

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45 **Motion made by:** Mr. Viel to “approve the waiver request, requesting that due to a large  
46 root mass in the ground being inaccessible to use a rebar and cap set instead of the granite  
47 bound.”  
48 **Seconded by:** Mr. Davies  
49 **Discussion:** none  
50 **Vote:** 7-0-0 **motion passed**  
51 **Further Discussion:** It was noted that lot 68 does not currently have a well.  
52 **Motion made by:** Mr. Anderson to “approve Case #P16-010-LLA”  
53 **Seconded by:** Mrs. Mooney  
54 **Discussion:** Add condition to motion: Add EOD definition to the legend  
55 **Vote:** 7-0-0 **motion passed**  
56 *Mr. Morin was reseated*  
57 *Mr. Davies returned to non-voting alternate status*  
58 **Public Hearing Closed:** 7:13pm  
59 **Public Hearing Opened:** 7:13pm  
60 **Case #P16-009-SUB** – Application from Joanne M. Marsh, Trustee for The Joanne M.  
61 Johnson 1198 Revocable Trust, for a Subdivision of the parent tract Map 70 Lot 100 into  
62 (2) two new lots. The property is located on Meindl Road in Nottingham, NH and is  
63 identified as Map 70 Lot 100.  
64 Mr. Colby stated that staff recommended accepting the application as complete.  
65 Mr. Landry spoke, representing Mr. and Mrs. Guarino. The plan is to hopefully build a home  
66 on lot 100-1. Mr. Landry informed the Board that the applicants received Zoning Board of  
67 Adjustments (ZBA) relief from the required 30k, 50’ setback and no frontage on a public Right  
68 of Way, prior to Mr. Landry’s involvement. He added that there is a signed agreement from the  
69 Lyle’s (abutter of the applicants) to allow the proposed access and utility easement as shown on  
70 the plan.  
71 ***Application Acceptance***  
72 **Motion made by:** Mrs. Bascom to “accept Case #P16-009-SUB.”  
73 **Seconded by:** Mr. Anderson  
74 **Vote:** 7-0-0 **Motion passed**  
75 **Board Discussion:**  
76 A few clarifying questions regarding the plan were voiced and answered.  
77 ZBA file was reviewed:  
78 • Relief was for both lots  
79 • 20’ setbacks granted  
80 • New residential lot was to be created  
81 • The relief meant less impact to Pawtuckaway due to relief of the setbacks  
82 Mrs. Bascom was a ZBA Board member at the time of this hearing.  
83 Other methods to access this property were explored; however, this plan was deemed best:  
84 • Less tree cutting  
85 • Less impact to the abutter’s property  
86 • Easier installation of power lines  
87 **Public Comments:** None  
88 ***Waiver Approval***  
89 Waiver request to waive the requirement to show full topography of the property.  
90 **Motion made by:** Mr. Anderson to “approve the waiver for Case #P16-009-SUB.”

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**Seconded by:** Mrs. Bascom

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

***Application Acceptance***

**Further Discussion:** There was a short discussion on a pathway easement-none has been found.

**Motion made by:** Mrs. Bascom with conditions

1. Add Wetland Scientist Stamp
2. Subdivision Approval Number From DES
3. Change Lot 100-B To 100-1
4. Certification Of Monuments Be Set

**Seconded by:** Mr. Anderson

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

**Public Hearing Closed:** 7:37 **motion passed**

**Continued Case**

**Case #P16-008-SIT-** Application from Cheryl & George Robinson, owners of All Aboard Preschool & Childcare Ctr. Inc., to add an additional building at the back of the lot to accommodate kindergarten and school age children. The property is identified as Tax Map 29 Lot 11 and is located at 249 Stage Rd. in Nottingham, NH.

Site plans have been submitted as requested.

Mr. Colby outlined the information that has been provided on the current plans:

- Setbacks measurements
- Fence line measurements
- 13 parking spaces with 2 ADA spaces
- Ballards or guardrails for ramp
- Well location, radius and setback measurements
- Well easement in file
- Noted drop off and pick up area
- Septic location
- Frontage noted and matches the Deed

**Board Discussion:**

Board members are pleased with the information provided in the new site plans.

Mr. Colby informed the Board that the concrete slab is beyond the 20' setbacks.

Mr. Colby recommended the Board conditionally approve the case based on:

1. State septic approval
2. Copy of signed utility easement from the school if school utilities are used

**Motion made by:** Mrs. Bascom to "accept the site plan for Case #P16-008 with the conditional approval for State septic and a copy of the signed easement from the School Board if school utilities are used from the school."

**Seconded by:** Mr. Morin

**Discussion:** none

**Vote:** 6-0-1 (Ms. Andersen abstained) **motion passed**

**Public Hearing Closed:** 7:50pm

**Public Hearing Opened:** 7:51pm

**Site Plan Regulation Update Hearing**

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on

**Wednesday, July 27, 2016** at 7:00 PM, in Conference Room 1 at the Municipal Town

Office, 139 Stage Road, Nottingham, NH 03290. The purpose of this Public Hearing is to

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137 adopt the updated Site Plan Regulations. Copies of the document can be found at the  
138 Nottingham Municipal Offices.(This notice was posted on July 8, 2016)  
139 **Public Comments:** No public present  
140 Mr. Colby informed the Board that one person came in to be sure that the definitions  
141 match the definitions in our other documents- they do match.  
142 **Public Hearing Closed:** 7:53pm  
143 Mr. Colby stated that since the last copy was given to the Board a few additional changes  
144 were made to give adequate protection for all resources in town including water. He read  
145 his list of those small changes. After all the changes were discussed Mr. Colby  
146 recommended the updated regulations be approved.  
147 **Motion made by:** Mrs. Mooney to “approve the Site Plan Review Regulations and adopt  
148 it as amended at this date.”  
149 **Seconded by:** Ms. Andersen  
150 **Vote:** 7-0-0 **motion passed**  
151 *The signature sheet was signed by the Board members*  
152 **Public Hearing Closed:** 8:04pm  
153 **Public Comment**  
154 None present  
155 **Board of Selectmen and Staff/ Board Members Update**  
156 Ms. Andersen spoke regarding the Board of Selectman update:  
157 • Creating the Policy and Procedures  
158     ○ Winter Road Maintenance section is done  
159 • Surveying for the Marston Project is complete  
160 Mrs. Mooney informed the Board that the Conservation Commission is looking forward  
161 to the next joint meeting with the Planning Board (8/10/2016) to continue to discuss the  
162 Master Plan topics from the previous joint meeting held on May 25, 2016.  
163 Mr. Colby updated the Board on future cases, possible future cases, as well as a brief  
164 update on the progress of past cases.  
165 **Approval of Minutes**  
166 July 13, 2016  
167 **Motion made by:** Mr. Viel to accept the minutes as amended  
168 **Seconded by:** Mr. Morin  
169 **Vote:** 7-0-0 **motion passed**  
170 **Adjournment**  
171 **Motion made by:** Mr. Viel to adjourn  
172 **Seconded by:** Mrs. Bascom  
173 **Vote:** 7-0-0 **motion passed**  
174 **Adjourned at:** 8:16 pm  
175 For the Nottingham Planning Board  
176 JoAnna Arendarczyk, Land Use Clerk