

Nottingham Planning Board Meeting

9-21-21

Official Minutes

Call to Order

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

Members Absent: Ian MacKinnon

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

Others: Lorraine Petrini, Secretary; Jen Czysz, SRPC Planner; Blair Haney, SRPC Planner, Chris Sterndale, Town Administrator; Kevin Lemieux, Land Use Clerk; Tami DeFrancesco, Applicant; James George, Applicant; Kevin Bassette, Resident; Steve Reynolds, watercross event owner; Jennifer Menard, Resident; Michael Menard, Resident; Brooke Schaefer, Resident; Paul Crovo, Resident; Diane Bernard, Resident; Herb Bernard, Resident; Pat Farrington, Resident; Nicole Robbins, Resident, James Gregoir, Resident; Gia Griswold, Resident; Matt Griswold, Resident; Mark Wasson, Applicant.

Call to Order

The meeting was called to order at 7PM. Mr. Sterndale and the Board discussed information flow and how things will be handled with the new Land Use Clerk, Kevin Lemieux.

Roll call

Roll call was completed.

Public Hearings

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

There was discussion about this case and what would be best for this case. Mr. Wasson decided he would like to continue his case.

Mr. Viel made a motion to continue Case # 21-010-LLA to October 13 at 7pm. Ms. Mooney seconded. Unanimously approved by a vote of 7-0.

Case # 21-011-SIT: Application from Richard Cote, requesting approval for a change of use, allowing the conversion of an existing structure to an office studio. This property is located at 18 Cooper Hill Road in Nottingham, NH and is identified as Map 16, Lot 5.

Mr. Viel made a motion to continue Case # 21-011-SIT to October 27 at 7pm. Mr. Anderson seconded. Unanimously approved by a vote of 7-0.

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38 *Case #21-003-SIT: Application from Tami DeFrancesco and James George for a variance*
39 *from Article II, Section C of the Zoning Ordinance to permit watercross events with incidental*
40 *camping (i.e. "commercial use") three weekends per year. The property is located at 214*
41 *Raymond Road in Nottingham, NH and is identified as Tax Map 69, Lots 8 and 10.*

42 Mr. Haney went over the information they have requested and received regarding this case.
43 Some of the issues have been addressed and have been pulled off the staff report. There are some
44 outstanding issues, and there are some new issues added to the list.

45 Mr. Haney said total occupancy was an issue. The total people that will attend at one time will be
46 1500. This number will give an indication of how many bathrooms, etc. will be needed. There
47 will be two emergency exits. There will be a snow fence. There will be two courses for the
48 snowmobiles to go on. There will be a spill kit by the pit area.

49 There is no indication of how abutters will be notified of people going on their land if necessary.

50 Mr. Haney's team haven't heard back about the emergency spill plan. Mr. Haney made a
51 suggestion for a single comprehensive safety plan that would include medical, police, fire,
52 hazardous spill events, etc. It could be approved as part of the plan.

53 There were some questions listed in the document. Mr. Haney made a suggestion of a mat under
54 the fueling area. There were questions about a recovery plan if a snow machine goes down in the
55 pond, or two machines at once. He asked what fire suppression equipment is on site. There was a
56 question about a secondary emergency vehicle being able to get there and how that would occur.

57 There was a discussion on how the town would be notified about events. Ms. Andersen said that
58 how many days in advance for notification is listed in the events policy.

59 Mr. Viel asked what the Zoning Board approved last night. Ms. DeFrancesco said they approved
60 the case as stated. The Zoning Board reheard the case, and it passed by vote of 4-1.

61 Ms. DeFrancesco said the bridge is in good condition, and she will get it inspected. The dry
62 crane goes across it regularly; the ambulance will have no problem. The rescue boat goes out
63 right away if a snowmobile goes down, and the snowmobile is collected. The driver jumps on the
64 boat. It takes less than five minutes.

65 The secondary access was granted from SELT and SELT gave Ms. DeFrancesco a map with
66 trails. Mr. Grotenhuis said they would need something that is stronger in language for approval
67 on going on SELT's land in case of an emergency. Ms. DeFrancesco said she has permission,
68 and she said that SELT property is public. Ms. DeFrancesco will ask them to give specific
69 permission. Mr. Morin said this is in case of an emergency; it's not going to be used for anything
70 else. Ms. DeFrancesco said there is a deeded right of way on the back of her land onto Blake
71 Road. Mr. Viel asked if it was clear. Ms. DeFrancesco said it's not clear as of yet; it's a longer
72 path than the SELT property. Mr. Grotenhuis said the people need somewhere to exit in case of
73 an emergency. Ms. DeFrancesco said if people came to the site review at her property they
74 would see that there is plenty of room for people to exit. Mr. Grotenhuis said a lot of information

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is given, and it needs to be consolidated. He said it's not cohesive enough. Ms. DeFrancesco will ask for stronger language for permission.

Mr. Grotenhuis said when the fence is put up is not an issue.

Mr. Viel said the fire chief may speak to stability of the bridge and the number of people attending.

Ms., Andersen suggested a concise emergency plan that the police, code enforcer, fire, and applicant has. Ms. DeFrancesco said she has submitted this information; she is not sure if everyone has received a copy of that. Ms. Andersen asked if the fire dept. has given any feedback.

Ms. Czysz suggested putting everything into one document. Ms. DeFrancesco said she will do that.

Mr. Viel asked about the additional parking. Ms. DeFrancesco said there are no individual, marked out parking spots but she will note all the parking on the document.

Ms. Mooney reminded Ms. DeFrancesco that a document was submitted by the Conservation Commission. Three items that were mentioned in the document were water quality, attendees and noise. The only outstanding issue that has not been addressed is when these events will be scheduled. Ms. DeFrancesco said she understands that the Conservation Commission didn't want the events scheduled April to July. Ms. DeFrancesco said she was trying to be respectful to neighbors who didn't want it all of the summer months. Ms. Mooney said April, May and June are best to avoid so birds and other animals are able to communicate with each other. Ms. DeFrancesco said snowmobiles aren't restricted on lakes at any time during the year and questioned why this was. Ms. Mooney said it's the middle of breeding species time from April to June. The lands surrounding the site have been identified by NH Fish and Game Wildlife Action Plan as highest ranked habitat in the state. Wildlife species include several state protected species such as bats, birds and amphibians. Because of this, Ms. Mooney suggested postponing the first watercross event until later in July, the other two scheduled for early August, and early September.

Ms. Andersen questioned the 1500 people. She said there is an ebb and flow as people come and go. She wants them to be clear what the 1500 number is. Ms. DeFrancesco said it's 1500 people on the property at one time. Ms. Andersen said to reference that in the document and be clear. Ms. DeFrancesco said the staff parks in her driveway which does not block any emergency access.

Mr. Grotenhuis asked the Board if any member had any additional questions. Ms. DeFrancesco went over what she was going to add to the plan. Mr. Viel confirmed that there will no parking on Rte. 156. Ms. Czysz suggested adding that to the plan.

There was discussion about the fence. Mr. Viel said the abutters wanted a fence to block the sound. Ms. DeFrancesco suggested trees that will grow taller; she will make note for what they will do in the document.

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113 Mr. Grotenhuis outlined what the next plans are for the applicant. Ms. DeFrancesco asked if the
114 Board could submit a conditional approval tonight. Ms. Czysz recommended not doing this
115 because the changes will be plan changes. They would have to come before the Board for
116 approval. It would save time and money not to do a conditional approval.

117 **Mr. Viel made a motion to continue *Case #21-003-SIT* to October 13 at 7pm with new**
118 **deliverables arriving by October 6. Ms. Mooney seconded. Unanimously approved by a**
119 **vote of 7-0.**

120 Public Comment

121 Mr. Grotenhuis stated the public hearing was still open if abutters and/or others wanted to speak.
122 No one had anything to say. Public comment was closed.

123 Board of Selectman and Staff/Board Members Update

124 There was discussion on upcoming meetings. Mr. Viel suggested a joint board meeting with
125 Zoning Board, Conservation Commission and the Building Inspector.

126 Select Board met with 300th Celebration Committee, Conservation Commission to approve funds
127 and Shawn McLean to discuss roads. Mr. Morin told the Select Board at their meeting that the
128 Planning Board would like to attend Select Board meetings any road standards discussion and
129 decisions.

130 Ms. Mooney said the Conservation Commission held a public hearing on Monday to allow for
131 public input in order to release money from the Town's Conservation Fund to pay 50% of the
132 cost of an appraisal for conservation easement project P-20. The appraisal will allow the project
133 to move forward. Mary Colvard was recently appointed by the Select Board as a member of the
134 Commission. The Commission asked the Select Board to post a request for volunteers to serve as
135 members (up to four) on the Lamprey River Advisory Committee. At present, Nottingham is not
136 represented on this committee.

137 Approval of Minutes

138 **Ms. Andersen made a motion to approve minutes from 9-8-21. Mr. Anderson seconded.**
139 **Unanimously approved by a vote of 6-1 with Mr. Viel abstaining.**

140 Adjourn

141 **Ms. Mooney made a motion to adjourn at 8:45pm. Mr. Anderson seconded. Unanimously**
142 **approved by a vote of 7-0.**

143