

Nottingham Planning Board Site Walk

DATE: May 17th, 2023

Un-Official Minutes

Members Present: Ian MacKinnon, Vice-Chair; Charlene Andersen, SRPC Rep; Teresa Bascom.

Members Absent: Ed Viel, Chair; Sherry Sandler, Member; John Morin, BOS Representative; Robert “Buzz” Davies, Alternate; Sandra Jones, Alternate

Others in Attendance: Kevin Poulin, Representative for Berry Surveying and Engineering; Dawn and Joe Fernald, Applicants; Cheryl Smith, Member Conservation Commission; Alana Kenney, Land Use Clerk; Brenda Cote, Abutter; Mark and Mary Crockett, Abutters; Gary Tuck, Abutter; Monica Carroll, Abutter; Lon Weston, Abutter; Alan Matthews, Abutter

Call to Order

Call to Order at 5:30 PM by Mr. MacKinnon

Public Site Walk

23-004 SUB Residences At Fort Hill - Smoke St & Fort Hill Rd - Application from Berry Surveying & Engineering, on behalf of Owl Ridge Builders, requesting a twenty-five (25) lot open space subdivision. The property is located at Smoke Street and Fort Hill Road in Nottingham, NH and is identified as Tax Map #23, Lot #11. Two conditional use permits have been applied for. Article III, Section B, Item #6 permits a request to allow disturbance within 25 feet of a wetland. Article IV, Section S, 8.2 permits a request for lots that have a larger than maximum area, allow frontages less than prescribed, and allow a reduction to the landscape buffer.

The site walk commenced at 5:30 p.m. on Smoke Street just south of Little River Road. Mr. MacKinnon introduced himself, the other members of the Planning Board, and Mr. Poulin, who would be leading the walk and explaining the site relative to the plans.

Berry Surveying had marked out where the beginning of the proposed “Peakaboo Drive” location would be with markers, which were placed at the centerline of where the street would be. The group entered the woods at the first marker.

It was noted that there was currently a clogged culvert which was creating a large back-up of water in that area.

Mr. Poulin pointed out some wetlands that were missing a flag and the location of where some gravel wetlands would be. These would help catch drainage from the road. The first lot would be located next to those. Ms. Smith commented that some of the materials used for those may come from the eskers on the property.

The group followed the marked centerline of the road up to where the 4th and 5th lots would be. This would be where Phase 2 would start. It was noted that Fort Hill and the bottom of Smoke Street would be built on first.

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There was a question of how much (what percentage) of the land was buildable and what was the total percentage of wetlands in the open space. It was also mentioned that the applicant would usually lock in a certain percentage on the yield plan.

As the group moved northwest up the hill, Mr. Poulin explained that a large portion of the hill would be removed and noted that the current top is around 283 ft. while the group was standing at around 225 ft. A cul-de-sac would be created on the other side of the hill to the north. Mr. MacKinnon noted it would be interesting to see how many yards would actually be coming off the hill.

The group walked up the hill to the north and down to the location of where the cul-de-sac would start. Mr. Poulin explained that there were natural wetlands behind the cul-de-sac. The group took a flatter trail leading back out to Smoke St.

Ms. Kenney asked if you would be able to see the houses on Smoke St. Mr. MacKinnon explained that that was not likely since they were about 400 feet back. They might possibly be seen in winter without leaves on the trees.

The group walked down to the powerline easement on Smoke St. The proposed "Frederick Lane" would be located to the left of the easement. It was noted that there would be additional plantings between the two and it was pointed out that a wetland pond would be created in that area.

The group then hopped in their vehicles and drove to where the proposed entrance off Fort Hill Road would be. Mr. Poulin started off by explaining where the shared driveway would be and showed the group the centerline marking.

Mr. Lon Weston suggested that the group use his driveway to walk down and then enter the property. It was noted that the location of his driveway was very close to where proposed driveway would be. It was mentioned that this could be discussed in the next meeting whether or not it could be moved. It was also noted that the area further to the west was a steep hill.

Mr. Poulin commented that the area to the right of Mr. Weston's house would not be touched since there is a 100 foot, no-cut buffer.

Mr. MacKinnon ended the walk-through by thanking those for coming and mentioned that the next meeting on this case would be the upcoming Wednesday, May 24th at 7:00 p.m.

The site walk was adjourned at 7:29 p.m.