

Nottingham Planning Board Site Walk

DATE: October 5, 2022

Official as of December 14, 2022

Members Present: Eduard Viel, Chair; Charlene Andersen SRPC Rep; Susan Mooney, Secretary; Sherry Sandler; Robert (Buzz) Davies, Alternate.

Members Absent: Gary Anderson; Sandra Jones, Alternate; John Morin (Ex-Officio); Ian MacKinnon, Vice-Chair;

Alternate Seated and Voting: None

Conservation Commission Members Present: Samuel Demeritt, Chair; Susan Mooney, Secretary.

Others Present: Joseph Falzone, Applicant; Scott Cole, Beals Assoc; Colton Cole Beals Assoc; James Long, Wetland Scientist; Vicky Connors, abutter; Paula Duchano, abutter; Chris Doyle, abutter; Nancy Botte, abutter; Denyse Shanahan, abutter; Robert Daniel, abutter; Peter Rowell, abutter; Lauren Chase-Rowell, abutter; Mark West, abutter

Call to Order

Call to Order at 5:05 PM by Mr. Viel.

Public Site Walk

Case #22-014-SUB- Application from Joseph Falzone, on behalf of George Williams and Day Ann Kelley, requesting an eight (8) lot subdivision. The property is located on Stevens Hill Road, in Nottingham, NH, and is identified as Tax Map 46, Lot 7. Stevens Hill Road is a scenic town road. The applicant is also applying for a Conditional Use Permit.

Mr. Viel explained the purpose of the scheduled site walk was to view the existing site, receive an overview and hear a description of the proposed project. Please refer to previous Board minutes when Case # 22-014-SUB was accepted so to note previously discussed details.

The site walk began along Stevens Hill Road at the location of proposed lot 4. Mr. Cole indicated a revision to the plans is in the process and presented a draft copy for those in attendance to view. The revised plans will amend this to a seven (7) lot subdivision as an abutter will likely be purchasing what will become proposed lot 7. The changes include: combining the previously proposed lots 7 and 8 into one lot along with much of the acreage behind lots 2-6. This will leave two landowners, proposed lot 1 and proposed lot 7, with the land that is proposed for conservation/deed restriction instead of eight (8) landowners or a homeowners association. This revision also eliminates a the wetlands crossing that had been proposed to access lot 7 previously. Additional revisions were reducing total number of driveways via shared driveways.

The walk progressed north/northwest along Stevens Hill Road to proposed lot 1. Along the way, features were pointed out such as the locations of proposed driveways which had the center line

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marked with red and white flagging. The applicant indicated minimal rock wall disturbance or tree removal. Mr. Viel advised input will be sought from the road agent and/or building inspector as they may prefer some locations to be shifted or trees removed to improve sight lines, specifically for proposed lot 3. It was noted one of the two oak trees along the road shows visible damage from plows/grader/trucks at the base and further up the tree and if either oak was to be removed, it would be preferable to have it be that one.

The walk then progressed back south/southeast along the road. The vernal pool at the edge of the road next to proposed lot s4/5 was viewed. Mr. Long discussed the quality of this vernal pool being on the lower end as it is degraded/compromised due to sedimentation from the road as well as recent tree/brush removal likely from the power company. The culvert was viewed and discussion ensued this may be moved/turned to better allow for flow. Mr. Long also mentioned he had connected this wetland with the larger wetland to the south due to perceived hydraulic connection.

The group next viewed the much larger and higher value vernal pool at front of lots 6/7. This vernal pool had indications of greater depth as well as more tree/brush cover. The applicant confirmed their intention is for a one hundred foot (100') no disturb vegetative buffer along Stevens Hill Road. At this point, abutter Denyse Shanahan joined the site walk. Mr. Viel provided a quick summary of the site walk and confirmed for Ms. Shanahan abutter notification only goes out for the original public hearing, all continuations and site walk notices are the abutter's responsibility to follow via agenda postings and minutes.

The walk resumed, flagging was shown where the original planned driveway was for proposed lot 7, the applicant confirmed they are no longer interested in pursuing that and will be providing revised plans for the town making lots 7 and 8 one larger lot, lot 7 with access at the already existing cut in the rock wall at the southern corner of lot 8. Discussion occurred surrounding rock wall disturbance and restoration. Mr. Viel confirmed any new disturbance arising from this subdivision falls under the purview of the Planning Board and Conservation Commission and the applicant must meet the requirements specified within the zoning and planning documents. Any unrelated prior disturbance, such as prior roadway widening from the Town, would likely be beyond the scope of this Board.

Mr. Viel reminded all in attendance this case is scheduled to be heard again as part of the continuance on October 12th at 7pm at Town Hall and thanked all for attending. He then adjourned the site walk at 6:05pm.