

11 August 2020

Chairman

Nottingham Planning Board

139 Stage Road

Nottingham, NH 03290

**RE: Comment and response to the design review for a proposed Gile Road subdivision  
(Map 40, Lot 1 -- 7 lots)**

Dear Mr. Chairman,

As a group of concerned Gile Road residents and abutters, we request that this letter be read aloud by the Chair/Vice-Chair and submitted into the minutes of tonight's meeting. We have reviewed Mr. Falzone's proposed plan to subdivide a parcel of land (Tax Map 40, Lot 1) offer the following comments.

Mr. Falzone filed a design review of an 18 house development of the same parcel of land in January of 2019. We raised a number of concerns to the Planning Board about his two versions of that plan and were pleased that he did not pursue either plan. As we understand it, this current proposal is a new plan and not a revision of his original plan.

In 2019, we stated the following in that meeting: "We, as residents of Nottingham, have major concerns about the impact of this amount of continued growth on Nottingham's future, especially as it relates to its rural landscape, historic villages, and community values as stated in the Vision Statement approved by town residents in the 2011 Master Plan.

This level of growth cannot continue, while at the same time maintain the stated vision to retain the rural character and small town values of Nottingham." Our concern remains the same given the two proposals that you have in front of you today which will add 23 new homes in two proposed subdivisions.

Let me remind you once again how our Master Plan defines rural character:

A community with some or all of the following characteristics:

- Open farm fields; farm buildings and barns
- Unfragmented forests
- Stone walls
- Tree-lined, scenic roadways
- Dark skies
- Slopes and hilly terrain
- Ponds, streams, and water ways of high quality for fishing and boating
- Small historic villages and crossroads
- Historic homes in the New England vernacular

Over the years, our section of Gile Road has exemplified Nottingham's definition of rural character. It is a quiet and peaceful road with minimal traffic that has been safe for raising our children as well as for a variety of recreational activities including walking, running, and biking. We take pride and appreciate the fact that many people come from other parts of Nottingham and surrounding towns for these sorts of activities because they too value the serenity and safety of our stretch of road. Although this plan is smaller than his original one, it will change the character of our road and neighborhood.

In addition, we have a major concern about the impact of these developments on our town's existing infrastructure. Every new development adds additional stress to the already fragile town infrastructure including:

- police
- fire
- schools
- road maintenance
- recycling center

We understand that you as our elected planning board have the grave responsibility to interpret and uphold the stated values written in our Master Plan. Just because a developer can satisfy the regulations for sub-development does not mean that every open space in this town should be developed. We would ask that you carefully consider the impact on the rural character, historic heritage, local environment, and the town's infrastructure as you consider these two plans.

In the event that you allow Mr. Falzone to move to the next phase of the planning process with the Gile Road project, we would ask that you consider imposing the following conditions and covenants to mitigate against some of the impact of his plan on our neighborhood and road:

- Install a fire cistern for this subdivision.
- Do not allow any further development or subdivisions of any of the proposed lots.
- Require the allocation of a 30 acre green space out of proposed Lot 7.
- Do not allow any further wetland impacts.
- Require that all utilities be buried underground.
- Require that all houses be custom built single family structures. No mobile or modular structures.
- Require a thorough review of the proposed driveways to ensure they meet the NFPA requirements for long driveways and long shared driveways. Turnarounds for emergency vehicles may be necessary.
- Require paved aprons for each driveway and extend the paving beyond the wetland areas to ensure that the function of the small animal passages are not destroyed by erosion, including loose sand and gravel.
- Ensure that each proposed driveway entrance meets the requirement for sight distance.
- Locate and ensure protection for the two cemeteries on this parcel of land.

Thank you for your consideration of our concerns.

Sincerely,

Gile Road residents