

Nottingham Planning Board
February 12, 2020

1 **Board Members Present:** Eduard Viel, Vice-Chair; Susan Mooney, Secretary; Gary Anderson, SRPC
2 Rep; Joseph Clough, CIP Rep; Teresa Bascom; Robert “Buzz” Davies, Alternate; Leanne Gast,
3 Alternate; Ian MacKinnon, Alternate

4 **Board Members Absent:** Dirk Grotenhuis, Chair; Tiler Eaton, BOS Rep;

5 **Others Present:** JoAnna Arendarczyk, Land Use Clerk; Stefanie Casella, Strafford Regional Planning
6 Commission (SRPC); Laurel M. Miller, Land Owner; Christian D. Smith, Beals Associates; Paul
7 Langdon, Applicant; Mary & Frank Gonsalves, Abutter; Gil Steavens, Abutter; Karen Couchon, Land
8 Owner; Meredith Tomassetti, Abutter; Susan Levenson, School Board; Kathy Brosnan, School Board;
9 Shirley Cooper, Abutter; Benjamin Morrison, Realtor

10 **Call to order:** 7:01pm

11 Board Members introduced themselves.

12 **Alternates Seated and Voting:** Mrs. Gast for Mr. Grotenhuis

13
14 The School Board (SB) members were not yet present so Mr. Viel chose to start with Staff update to
15 allow time for the SB members to arrive.

16
17 **Public Hearing**

- 18 • *3rd Continuation- CASE 19-011-SUB- Second Extension Request- Application from Jeffrey*
19 *and Susan Paradis, for a four-lot subdivision on a Scenic Road which may include tree cutting.*
20 *The property, owned by Jeffrey and Susan Paradis, is located on Poor Farm Road in*
21 *Nottingham, NH and is identified as Tax Map 58 Lot 7-1.*

22 *This case has been heard on November 13, 2019 and was continued to December 11,*
23 *2019. The Notice for the November 13, 2019 case omitted the fact that the proposed Subdivision*
24 *is on a Scenic Road.*

25 Mr. Viel presented the request to continue the above case to the February 26, 2020 meeting to allow
26 time for the applicant to receive the Environmental Services report.

27 **Motion Made by:** Mrs. Bascom to allow the extension as requested.

28 **Seconded by:** Mrs. Mooney

29 **Vote:** 7-0-0 **Motion Passed**

- 30
31 • *Case #20-001-SUB- Application from Beals Associates, PLLC, for a five-lot subdivision. The*
32 *property, owned by Laurel Miller, is located on Mill Pond Road in Nottingham, NH and is*
33 *identified as Tax Map 24 Lot 41-002.*

34 Christian Beals, Engineer from Beals Associates, PLLC and Paul Langdon, owner of Langdon
35 Construction, presented their case. Landowner Laurel M. Miller remained in the audience. The Board
36 was informed that the Gove Environmental report was provided with the application packet.

37 Ms. Casella, Planner, highlighted her findings noted in her report for Board meeting date February 12,
38 2020 (file).

39 The applicant met with Mr. Grotenhuis, Mr. Silvia (Code enforcement officer) and Ms. Arendarczyk
40 (Land Use Clerk) several months prior to submitting the application. At this informal meeting they
41 discussed the project and the fact that the property is in the Aquifer Protection District. It was
42 determined that due to the fact that it is in that overlay district the applicant would be limited to 3 acres
43 or more per lot, which is what the applicant is presenting to the Board at this time.

44 **Application Acceptance**

45 **Motion Made by:** Mrs. Bascom to accept the application as complete.

Nottingham Planning Board
February 12, 2020

46 **Seconded by:** Mr. Anderson

47 **Vote:** 7-0-0 **Motion Passed**

48 The applicant requested a waiver for the requirement of the Hydrogeological Study (file).

49 The issues noted in the Planner's memo were discussed:

- 50 • offered to put on the plan that the driveways won't encroach on the wetland buffer
- 51 • willing to put in curb cuts on the driveways
- 52 • willing to edit spelling errors and all other note changes, and additions as listed

53 **Regional Impact**

54 The Board discussed as to whether this is a regional impact development.

55 **Motion Made By:** Mrs. Mooney that this subdivision application does not qualify as a regional impact
56 development

57 **Seconded By:** Mrs. Bascom

58 **Vote:** 7-0-0 **Motion Passed**

59 **Board Comments**

60 The Board requested the applicant add a note regarding whether the soil is poorly drained or very poorly
61 drained.

62 The Board discussed the waiver request for the Hydrogeological Study. The Zoning Ordinance states
63 that it **shall** be required. Therefore, a Variance should be sought from the Zoning Board of Adjustment.

64 The Subdivision Regulations also require the Hydrogeological Study, so the waiver request is also
65 needed.

66 It was also noted that a few of the checklist items were checked as "N/A" when those would be followed
67 if necessary. The applicant agreed to change that.

68 The Board noted that the contiguous area may not be met on lots 3 & 5.

69 **Public Comments**

70 Zoning Clarification was requested by the owners of 113 Kelsey Road

71 The owner of 208 Mill Pond Road stated that he has experience with soil science. His daughter's
72 property directly abuts the project property- the soil is more like gravel pit soil which is inconsistent
73 with soils found in aquifer zones. He supports the proposed project.

74 Another abutter expressed pleasure that the original dwelling is remaining on the parcel.

75 **Public Hearing Closed:** 7:45 pm

76 **Waiver Request Decision**

77 Mr. Viel stated that he would like to see the drainage analysis if it is available.

78 Mr. Viel requested a show of hands poll regarding the Board's point of view regarding the requirement
79 of a Variance in addition to the Waiver.

80 Five (5) Board members agreed it shall be required, one (1) Board member did not agree and Mrs.
81 Bascom abstained due to her membership on the ZBA.

82 The Board informed the applicant that the next ZBA meeting is March 17, 2020 with a March 2, 2020
83 application deadline. The next PB meeting would be March 25, 2020.

84 **MOTION MADE BY:** Mrs. Mooney to continue the case and the waiver request decision to March 25,
85 2020, at 7:00pm.

86 **Seconded By:** Mr. Clough

87 **Vote-** 7-0-0 **Motion Passed**

88

- 89 • **Joint meeting with School Board (SB) representatives-discuss future school plans**

Nottingham Planning Board
February 12, 2020

90 Susan Levinson and Kathy Brosnan presented the plan of the proposed \$5,000 addition of 13,000SF and
91 a renovation of 2,000SF. They informed the Board of the Warrant Article for the 2020 Town Meeting
92 regarding an adequate education grant being sought by the SB. It was noted that the addition to the old
93 school (the current Municipal offices) done in the 1980's may adversely affect the success of receiving
94 the grant as they look at a 50-year window. They also stated that they are seeking the use of Impact Fees
95 due to high enrollment, specifically affecting the science labs.

96 The other topic that was discussed in detail was regarding the possibility of a public preschool, open to
97 other towns which would defray costs of the service.

98 A few Board members suggested the SB look into the cost comparisons of some temporary methods to
99 increase the space with a less tax impact:

- 100 • Temporary connection with a modular
 - 101 ○ concern regarding sprinkling the entire building if attached
 - 102 ▪ The proposed addition is being designed with a "floating" attachment to avoid
 - 103 sprinkling entire building
- 104 • Mobile storage containers
 - 105 ○ Currently utilizing some storage shed

106 The Board requested the SB determine the actual impact that student population increase has created
107 compared with desired curriculum changes.

108
109 **Board and Staff Updates**

110 **Gary Anderson SRPC Rep:** stated that he hopes to make it to the next SRPC meeting

111 **Ed Viel:** Expressed his thanks to the election workers who worked the Primary on February 11, 2020.

112 **Tiler Eaton- BOS Update:** The Warrant Articles are the topic of discussion for the current meetings.

113 **Ian Mackinnon:** Has signed up to run for one of the open positions on the Planning Board.

114 Mrs. Bascom informed the Board that this would be her last meeting. The Board thanked her for her
115 time on Board.

116
117 **Minutes**

118 September 11, 2019

119 December 11, 2019

120 January 8, 2020

121 January 22, 2020

122 **Motion Made by:** Mr. Anderson to approve the September 11, 2019, December 11, 2019, January 8,
123 2020, and January 22, 2020 minutes as edited.

124 **Seconded by:** Mr. Clough

125 **Vote:** 7-0-0 **Motion Passed**

126
127 **Adjournment**

128 **Motion Made By:** Mrs. Bascom

129 **Seconded By:** Mr. Anderson

130 **Vote:** 7-0-0 **Motion Passed**

131 **Adjourn at:** 8:54 PM.

132 For the Nottingham Planning Board ~ JoAnna Arendarczyk, Land Use Clerk