

June 7, 2023

Eduard Viel, Chair
Nottingham Planning Board
139 Stage Road
Nottingham, NH 03290

Re: Development of Regional Impact – Nottingham Business Park, LLC, 145 Old Turnpike Road, Nottingham

Dear Members of the Nottingham Planning Board:

Please accept this testimony on behalf of the Strafford Regional Planning Commission (SRPC) in response to your May 10, 2023, declaration that potential for regional impact exists with the aforementioned application. Per NH RSA 36:55, a Development of Regional Impact means any proposal before a local land use board which in the determination of such local land use board could reasonably be expected to impact on a neighboring municipality or the region. SRPC received formal notice from the Town of Nottingham of said *Development of Regional Impact* on May 24, 2023. We understand that a notice was also sent to the Town of Barrington.

Developments of Regional Impact that are referred to SRPC are considered by SRPC's Regional Impact Committee, a volunteer board consisting of SRPC Commissioners. The Committee met on June 7, 2023, to review the proposal and provide comments.

Transportation, Access, and Parking

Comments: It is difficult to determine if this proposal will have an impact on the Town of Barrington or the region since the proposal is to complete the business without knowing what business will be occupying the space. It is requested that the Planning Board require a traffic study when the business occupant has been determined and provide it to the Planning Commission for comment.

Conflicts with Policies, Plans, and Programs – Noise

Comments: The proposed use does not appear to have unreasonable noise associated with it beyond safety back-up beepers of trucks and forklifts. This could change, however, depending on the end-user when the building is ready to be occupied. It is recommended that the Planning Board revisit this if an application is submitted when the new business has been identified. The noise impact to the properties in Nottingham is anticipated to be minimal, if any, due to the distance from the building.



Hazardous Materials or Substances

Comments: The proposal is to complete the construction of a previously approved structure for warehouse for light manufacturing with associated infrastructure needed for the operations including parking, access, water, and septic system. The end-user is not yet known, so no potential hazards have been identified. The parcel on which this building is located is in a sensitive area for turtles and other wildlife that rely on the habitat in the surrounding area. It is suggested that the Planning Board take measures to ensure that protection is taken to provide for the continuation of these valuable wildlife habitat areas.

Ecology and Resources

Comments: The material submitted with the application states that siltation/erosion controls will be installed and maintained prior to, and during construction and will remain in place until the disturbed areas have been properly stabilized. All areas that have been disturbed will be loamed and seeded upon completion of construction. The turtle habitat areas and a strip of land along the rear property and Town line with Barrington and the abutting neighbors on Lincoln Ave., have been preserved by a conservation restriction and will run with the land in perpetuity. There is no indication that this proposal will have an impact to Barrington's natural resources.

Hazards – Public Health and Safety

Comments: The proposal indicates that the site will be serviced by private well and septic. Permits will be required by NH Department of Environmental Services (NHDES), so a review and approval will be needed before they can proceed. This is not a concern of regional impact.

Facilities

Comments: It does not appear that this proposal will require new or expanded facilities or services from Nottingham or Barrington.

Scenic and Visual Character

Comments: The existing structure that is on the site was never completed and only includes the foundation and steel beams according to the project narrative. Completion of the building with landscaping should improve the site and is not considered to have a regional impact.

Housing and Population Growth

Comments: The proposal is not one that will cause a need for additional housing or create an increase in population. It will, however, create new jobs which could result in a small increase of new residents within Nottingham and the surrounding towns. It is not likely that the increase will create a negative impact on the housing needs since there is a reasonable assumption that the workforce already lives in the general area.

We hope that these comments will be useful to you in your review of this project. All materials should be used for informational purposes only. The scope of SRPC's review is intended to focus on the regional impacts of this application and does not duplicate the Nottingham Planning Board's review for consistency with Town ordinances and regulations. Similarly, references to land use policies in Nottingham are not the result of a comprehensive regulatory review, and SRPC defers to the Town to provide more comprehensive feedback regarding consistency of the proposed development with their regulations and with the character of their community. Please contact Lisa Murphy at lmurphy@strafford.org or 603-994-3500 if you have any questions.

Sincerely,

Lisa J. Murphy

Lisa J. Murphy, Senior Regional Planner
Strafford Regional Planning Commission