

Nottingham Planning Board

July 10, 2019

1 **Adopted:** September 11, 2019

2 **Board Members Present:** Dirk Grotenhuis, Chair; Eduard Viel, Vice-Chair; Teresa Bascom; Joseph
3 Clough, CIP Rep; Gary Anderson, SRPC Rep; Leanne Gast, Alternate; Robert “Buzz” Davies, Alternate

4 **Members Absent:** Tiler Eaton, BOS Rep; Susan Mooney, Secretary

5 **Others Present:** JoAnna Arendarczyk, Land Use Clerk; Alex Frumosu, Resident; Stefanie Casella,

6 SRPC Planner; Jen Czysz, SRPC staff; Chris Sterndale, Town Administrator

7 **Alternate Seated and Voting:** Robert Davies for Susan Mooney

8

9 **Call to order:** 7:00pm

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11 **Public Meeting**

12 • **Amend Driveway access-** Map 11 Lot 9 Sublots 2&3 (Kennard Road)

13 Alex Frumosu re-stated his request for the Driveway access amendment as presented at the June 26, 2019
14 meeting.

15 It was noted that when the subdivision was being proposed the applicant at that time indicated there was just
16 enough space between two stonewalls, which was a perfect spot for a shared driveway. However it turns out that
17 the space is wide enough for 6 feet to be added between two separate driveways. Mr. Frumosu, the current
18 owner, is requesting to vacate the Easement agreement for the driveway access.

19 Mr. Viel added that there was also a sight distance issue as well.

20 Leanne Gast stated that she drove by the location on her way to the meeting. She noted that some of the stones on
21 the right hand side of the wall have been moved at some point. She requested the applicant repair this.

22 Mr. Grotenhuis recommended a Conditional Approval with a condition of an updated Subdivision Easement
23 documentation be provided to the town to file at the Rockingham County Registry of Deeds.

24 Mr. Viel suggested adding a requirement to repair the wall if it was disturbed.

25 The Board was informed that both the Building Inspector and the Highway Director collaborated in the review of
26 the request and both agreed that the request is reasonable.

27 Mr. Davies expressed concern with separate entrances in regards to snow storage as well as two access points on
28 road. The applicant assured the Board that there is plenty of room, he could increase the space between the two
29 driveways up to 8 feet between the two entrances therefore allowing even more space for snow storage. He also
30 addressed the additional access point issue by stating that there are no driveways to the right, across the street and
31 the closest driveway to the left is about 200 feet away or more.

32 **Motion Made By:** Mrs. Bascom to accept the removal of the driveway easement from Map 11 Lots 9-2
33 and 9-3 on Kennard Road with conditions:

34 1. The owners are to provide and updated easement document for the Town to file with the
35 Rockingham County Registry of Deeds and Updated Deeds shall be filed with the Rockingham
36 County Registry of Deeds.

37 2. There shall be an 8’ separation between the two driveways.

38 **Seconded By:** Mr. Anderson

39 **Vote:** 4-1-1 **Motion Passed**

40 Mr. Clough noted that he was a nay as he felt the additional two feet in separation isn’t necessary.

41

42 • **Consideration of continuation request for Case #19-007-LLA-** *Application from Matt & Amanda*
43 *Shirland and Waverly Cotton for a Lot Line Adjustment between Lot 3 and Lot 4 with an even exchange*
44 *of land to account for an existing encroachment. The properties are located at 6 & 8 Friar Tuck Lane in*
45 *Nottingham, NH and are identified as Tax Map 7 Lots 22 & 23.*

46 Date certain not available per applicant (file).

47 **Motion Made By:** Mrs. Bascom to continue case #19-007-LLA per applicants request to July 24, 2019
48 7pm.

49 **Seconded By:** Mr. Clough

50 **Vote:** 5-1-0 **Motion Passed**

51

52 • **Meet SRPC Planner- Stef Casella**

53 The Board had requested a Planner to help with performing technical reviews on Planning Board cases and to
54 work closely with Mrs. Arendarczyk in the office with project filing.

55 Mr. Sterndale- presented the scope of services agreed on (attached) and introduced Stefanie Casella. He
56 explained that Ms. Casella is familiar with the Town, she conducted the Road Surface Management Study. Ms.
57 Casella has agreed to work Thursday mornings in the Land Use Office.

58 Ms. Casella gave a brief overview of her experience which is more behind the scenes, therefore Jen Czysz, SRPC
59 staff will assist Ms. Casella for a few reviews.

60 The Board welcomed Ms. Casella and Ms. Czysz. They also mentioned the need to revise the Zoning Ordinance
61 to flow better with the Subdivision and Site Plan Regulations. They requested a breakdown of the hours put in
62 per project for budgeting purposes.

63

64 • **Review Project Fee Schedule-** JoAnna Arendarczyk, Land Use Clerk

65 The Rockingham County Registry of Deeds changed their method in collection of fees. Therefore the
66 Project Fee Schedule needs to be revised to reflect those changes. Mrs. Arendarczyk presented the issue
67 to the Board. The Board recognized that the Board of Selectmen are in charge of the fee schedule
68 therefore Mrs. Arendarczyk was directed to meet with the Board of Selectman.

69

70 **Board of Selectmen and Staff/ Board Members Update**

71 **Gary Anderson- SRPC Rep:** Mr. Anderson couldn't attend the annual meeting. However, Ms. Czysz
72 did and she commented on the highlights of the meeting; the inter-relationship between housing,
73 transportation and conservation. Annual award commended three cities that worked collaboratively on
74 how to address homelessness.

75 **Leanne Gast- Historical Society:** Cemeteries are in the wrong places on the maps, including in the
76 Master Plan. The Historical Society is working to correct that error.

77

78 **Planning Board Meeting Minutes**

79 May 8, 2019

80 June 12, 2019

81 **Motion Made By:** Mrs. Bascom to approve the minutes as written and amended

82 **Seconded By:** Mr. Anderson

83 **Vote:** 6-0-0 **Motion Passed**

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85 **Adjournment**

86 **Motion Made By:** Mr. Viel

87 **Seconded By:** Mr. Davies

88 **Vote:** 6-0-0 **Motion Passed**

89 **Adjourned at:** 8:11pm

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