

Nottingham Planning Board

August 14, 2019

1 **Approved:** September 11, 2019

2 **Board Members Present:** Dirk Grotenhuis, Chair; Eduard Viel, Vice-Chair; John Morin, BOS  
3 Rep; Gary Anderson, SRPC Rep; Joseph Clough, CIP Rep; Susan Mooney, Secretary;; Robert  
4 “Buzz” Davies, Alternate; Leanne Gast, Alternate

5 **Board Members Absent:** Teresa Bascom; Tiler Eaton, BOS Rep;

6 **Others Present:** Stefanie Casella and Jen Czysz SRPC reps; Michael and Grace Harris

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

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9 Introductions

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11 **Alternate(S) Seated and Voting:**

12 Leanne Gast for Teresa Bascom

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14 **Public Hearings**

15 **To Consider Acceptance and/or approval of the following:**

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17 **Consider request to continue to August 28, 2019 at 7pm:**

- 18 • *Case #19-008-SUB&SIT- Application from Domus Developers Inc. for a proposed 4 lot*  
19 *subdivision with two additional concurrent site plan reviews for 12 units each. The*  
20 *property is located on US Route 4/ Old Turnpike Road in Nottingham, NH and is*  
21 *identified as Tax Map 6 Lot 22.*

22 Applicant submitted a written request highlighted by the Chair (file).

23 **Motion Made By:** Mr. Anderson to continue Case #19-008-SUB&SIT to August 28<sup>th</sup> at 7pm.

24 **Seconded By:** Mr. Clough

25 **Discussion:** The Board discussed the timeline; they will be at day 62 or 63 on the August 28<sup>th</sup>.  
26 Mrs. Mooney expressed concern that Mr. Berry hasn't met with the Conservation Commission  
27 yet. The Board directed the Land Use Clerk to send a request to Mr. Berry to contact the  
28 Conservation Commission Chair. The Chair also directed Mrs. Mooney to put this concern in  
29 writing, addressed to the Planning Board.

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

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- 32 • *Minor Home Occupation- Family Based Day Care- “Growing with Grace”- Grace*  
33 *Harris at 374 Stage Road in Nottingham Map 17 Lot 12*

34 Planner Stef Casella, summarized her review of the application (file).

35 Due to increased traffic, some minor exterior changes and loading/ unloading “parking” the  
36 Board considered this a Major Home Occupation.

37 **Motion Made By:** Mr. Clough to approve the application as a **Major Home Occupation**  
38 waiving the necessity of a Site Plan for “Growing with Grace”.

39 **Seconded By:** Mrs. Mooney

40 **Discussion:** Motion amended to include: permission granted to the Building Inspector to validate  
41 other Major Home Occupation application factors such as square footage 25% less the waived  
42 condition of the Site Plan.

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

44

- 45 • **Review Suggested Zoning Changes-** Stef Casella SRPC Planner-

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46 Ms. Casella reviewed her proposed changes document (attached) and requested input from the  
47 Board for direction.

48 The Board inquired as to how much of the proposed changes could be done by Town Meeting.

49 Ms. Casella suggested the “housekeeping”, reorganizing the outline, clear headings.

50 The idea of adopting a completely new Zoning Ordinance was discussed but determined to be  
51 too messy and overwhelming for the voters.

52 Ms. Czys stated that the “Housekeeping” i.e., no substantive changes and another change or two  
53 could be accomplished.

54 The Board agreed to review the list, add or change as needed and discuss further at the next  
55 meeting. They also discussed the idea of a 2-3 year action plan mailer distributed to the Town as  
56 a way to “notice” the public.

57 **Board of Selectman and Staff Updates:**

58 **John Morin- Board of Selectman Rep:** The condition of Ledge Farm Road is being addressed.  
59 Guidelines regarding unpaid taxes are being developed. Old Town Hall repair issues are being  
60 reviewed and bids and grants will be sought to get the building back up to code.

61 **Joe Clough:** Asked about restarting the Master Plan Committee he stated he might have new  
62 member

63 **Susan Mooney:** Asked Mr. Grotenhuis about the Transportation Letter to the Board of  
64 Selectman – Mr. Grotenhuis said he is still working on it. Mrs. Mooney also noted an email  
65 communication from Therese Thompson regarding the Domus Developers, Inc.

66 Application(file).

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68 **Minutes**

69 May 8, 2019- Mrs. Arendarczyk stated that she needed more time to review the recording to  
70 determine accuracy regarding the orchid for Mr. Cain’s case on Gerrish Drive. Due to this the  
71 Board agreed to Table the May 8, 2019 Minutes.

72 June 12, 2019

73 June 26, 2019

74 **Motion made by:** Mr. Viel to approve the June 12<sup>th</sup> and 26<sup>th</sup> minutes as amended.

75 **Seconded by:** Mr. Anderson

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

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78 **Adjournment**

79 **Motion made by:** Mr. Grotenhuis

80 **Seconded by:** Mr. Clough

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

82 **Adjourned at:** 8:11 pm

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