

NOTTINGHAM PLANNING BOARD

July 25, 2012

PUBLIC SESSION

Approved & Amended

Type of Meeting: regularly scheduled meeting

Method of Notification: Posted at the Nottingham Municipal Building & Nottingham Post Office

Meeting Location: Nottingham Municipal Building

PB Members Present: Arthur Stockus, Chair, Susan Mooney, Secretary, Troy Osgood, Vice Chair, Hal Rafter, Selectmen's Rep., John Morin, Ed Viel, Robert "Buzz" Davies, Alt. Member

PB Members Absent: Dirk Grotenhuis, Cheryl Smith, Alt. Member, Traci Chauvey, Alt. Member,

Others Present: Lisa Sears, Land Use Clerk, Paul Colby, Code Administrator & Building Inspector, Therese Thompson, Peter Landry, Robert Capone, Ed Mealey, Robin Mealey, Susan & Mike Valerns, Alexa Jones

Chair Stockus called the meeting to order at 7:02pm. Introductions were made. Mr. Davies was seated for Dirk Grotenhuis. The Board moved the Review of the Minutes until after the public hearing.

Public Hearing(s)

Chair Stockus read the first case:

Case #P12-05-SUB-An application from Robert L. Capone, Jr. for a 2-lot subdivision (acceptance, compliance review, and final approval). The property in question is located on 40 South Summer Street and identified as Tax Map 39 Lot 25 owner of record: Robert L. Capone, Jr.

Mr. Landry gave a brief overview of the project which is basically evenly splitting the 31.5 acre lot into two lots. The former horse farm has the existing buildings on one lot and a second buildable lot on the other side. Mr. Landry added that they are requesting a waiver asking not to have to include the topography and natural features in the rear of the property because he has demonstrated the topography in the front of the property and that meets all the town requirements.

Mr. Colby noted that the application was complete with the exception that the owner must sign the driveway permit, which he did later in the meeting. Mrs. Sears noted that there was ten dollars due for notice to an abutter but it could be paid when the recording fees are to be paid.

MOTION by Ms. Mooney to accept the application as complete for Case # P12-05-SUB.

SECOND by Mr. Osgood

VOTE 7-Aye. 0- Opposed 0- Abstained MOTION PASSED

Mr. Colby noted that the plan's scale is 1" = 80' which is better than the required 1"=100' and he also noted that the waiver request was acceptable. He added the only thing needed if approved would be the Certificate of Monument Installation. He also added the required note on the plan stating that the lot is subject to the impact fee is on the plan.

MOTION by Mr. Davies to accept the waiver request from the applicant for Case # P12-05-SUB.

SECOND by Ms. Mooney

VOTE 7-Aye. 0- Opposed 0- Abstained MOTION PASSED

Chair Stockus opened the public hearing. He called for anyone wishing to speak in favor or against the applicant. There was none but a few abutters asked questions directly to Mr. Landry. They were concerned about the new driveway location and rumors of a developer having already purchased the new lot to develop into many new homes. It was noted that there was no current plans to further subdivide the new lot could have one home or duplex. It was noted that if approved and if purchased by a developer they would have to wait four years to develop further, per the Town Ordinance. It was noted that there is a 25' buffer from the two head stones on the property as required by law.

Mr. Davies asked if they considered a common driveway. Mr. Landry said they had but decided against it. Ms. Mooney asked the owner about possibly considering putting some of the land in a conservation easement. The applicant gave the impression that he may consider it but not at this time.

Chair Stockus closed the public hearing.

MOTION by Ms. Mooney to approve the application for Case # P12-05-SUB with the condition of receipt of the Certificate of Monument Installation.

SECOND by Mr. Osgood

VOTE 7-Aye. 0- Opposed 0- Abstained MOTION PASSED

Therese Thompson-Storm Water Standards

Ms. Thompson introduced herself to the Board noting that she is the representative for the Southeast Watershed Alliance (SWA) which is made up of 48 towns in three states which work to help protect the Great Bay. She noted that the SWA is working to have uniform standards for storm water issues throughout the towns of the alliance. She wanted to know if any of the sample standards provided are already in the Town's ordinances or regulations and if not would the Board consider adding them.

Mr. Colby noted that he could review the sample ordinance and exactly what the Town's regulations are in detail with Ms. Thompson the next morning. The Board agreed and thanked Mr. Colby and Ms. Thompson.

Master Plan Chapter Reviews (cont'd)

The Board reviewed the final piece of the revised and updated Master Plan. They reviewed the 2012 Master Plan Update Implementation Guide. It is a compilation of all the action items from every chapter in the plan that has been given an assigned lead (ie Planning Board or Board of Selectmen, etc) and a priority status (Immediate, Ongoing, etc). The Board discussed the format in detail and decided they would like to have Mr. Mettee create an additional amendment that separates each action item by assigned lead for each task.

Subdivision Regulation-Definitions Section (cont'd).

Mrs. Sears followed up with the Board some questions she had on a few outstanding definitions from the last review. She will make the required changes and send to the Board for a final review.

Review of Previous Minutes

June 13, 2012

Line 30 insert *noted that there were* before *problems*, delete *It was noted that*, cap *T* in the

Line 34 change *this* to *these*

Line 36 change *and* to *as*

Line 38 insert *the* after *on*

Line 41 change *is* to *are*, insert *was* after *Netishen* and *if* after *sure*

Line 47 insert *said there were* after *Stockus*

Line 48 change *regulation* to *some regulations*, *addressed* to *address*, *it* to *these*

MOTION by Ms. Mooney to approve the minutes of *June 13, 2012* as amended.

SECOND by Mr. Veil

VOTE 7-Aye. 0- Opposed 0- Abstained MOTION PASSED

July 11, 2012

Line 18 add *David Fernald*

Line 49 change *Monuments* to *Monument*

Line 75 delete *concluded*

Line 78 change *concluded* to *closed*

Line 91 caps to *certificate of monument*

MOTION by Mr. Davies to approve the minutes of *July 11, 2012* as amended.

SECOND by Ms. Mooney

VOTE 5-Aye. 0- Opposed 2- Abstained MOTION PASSED

July 18, 2012

139 Line 27 add *elevation above* before *sea level*

140 Line 33 change *nead* to *near*

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142 **MOTION by Ms. Mooney** to approve the minutes of *July 11, 2012* as amended.

143 **SECOND by Mr. Rafter**

144 **VOTE** 5-Aye. 0- Opposed 2- Abstained **MOTION PASSED**

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146 Chair Stockus called for any other business. Mr. Colby noted the dates of his upcoming
147 vacation. Mrs. Sears also noted that she would not be present at the Aug. 22nd meeting.

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149 **MOTION by Ms. Mooney** to adjourn.

150 **SECOND by Mr. Veil**

151 **VOTE** 7-Aye. 0- Opposed 0- Abstained **MOTION PASSED**

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153 **Respectfully Submitted,**

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157 **Lisa L. Sears, Land Use Clerk**

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159 *These minutes are subject to approval at a regularly scheduled Planning Board meeting*
160 *at which time the above minutes are corrected or accepted.*