

**NOTTINGHAM PLANNING BOARD**  
**October 24, 2012**  
**Minutes Public Session**

**Meeting Location:** Nottingham Municipal Building

**PB Members Present:** Arthur Stockus, Chairman; Troy Osgood, Vice Chair; Susan Mooney, Secretary; John Morin, Dirk Grotenhuis, Robert “Buzz” Davies (seated for Ed Viel).

**PB Members Absent:** Ed Viel, Traci Chauvey (Alt); Cheryl Smith, Alt.

**Others Present:** Paul Colby, Building Inspector/Code Administrator; Jo-Ann MacInnis, Land Use Clerk.

Chair Stockus called the meeting to order at 7:00pm.

**Public Hearing**

Chair Stockus called the first case:

**Case #P12 – 07-LLA.** Application from James and Linda Fernald, Helen (and Fredrick) Fernald for acceptance, compliance review, and final approval of a Lot Line Adjustment between Lots 4 – 1 and 4 – 2. The properties in question are located at and adjacent to 54 Deerfield Road and are identified as Tax Map 52 Lot 4 – 1 and 4 – 2.

Mr. Colby advised the Board he had reviewed the application for a lot line adjustment on Tax Map 52 Lots 4 -1 and 4 -2. He found said plans and documents to be complete and recommended acceptance of application.

**Motion:** made by Dirk Grotenhuis to accept the application as complete for **Case #P12-07-LLA.** Application from James and Linda Fernald, Helen (and Fredrick) Fernald for acceptance, compliance review, and final approval of a Lot Line Adjustment between Lots 4 – 1 and 4 – 2. The properties in question are located at and adjacent to 54 Deerfield Road and are identified as Tax Map 52 Lot 4 – 1 and 4 – 2.

**Second:** John Morin.

**Vote:** 6-0 in favor. **Motion Passed**

Chairman Stockus opened the Public Hearing for **Case #P12-07-LLA.**

Mr. James Fernald and Mr. Frederick Fernald stepped forward to speak regarding their application explaining that the original boundary needed to be straightened out and will never need access from the road.

Mr. Colby explained the original plans showed a wavering line and the new plan straightens the lot line out with only about ½ acre difference; both lots are not substandard lots and all pins have been set and verified. He went on to say this is a straight forward lot

line adjustment and places a driveway on Lot 4 – 2, Tax Map 52. There is nothing additional needed on the plan and the application is intact.

Rick Fernald advised the Board that he has been talking with the New Hampshire Forest Society regarding the possibility of a conservation easement and the Forest Society pointed out that his original boundary ran down the middle of Jim and Linda Fernald's driveway. Due to this he is looking to adjust and straighten the lot line.

Mr. Davies questioned if there are any buildings on the wood lot and Mr. Jim Fernald answered there are not.

Mr. Grotenhuis questioned who will be the holder of the conservation easement and Mr. Fernald replied that he is still discussing this with the Forest Society.

Chair Stockus questioned if anyone wished to speak in favor or opposition at this time and seeing none the Public Hearing was closed.

**Motion:** made by Susan Mooney to approve **Case #P12 – 07-LLA**. Application from James and Linda Fernald, Helen (and Fredrick) Fernald for acceptance, compliance review, and final approval of a Lot Line Adjustment between Lots 4 – 1 and 4 – 2. The properties in question are located at and adjacent to 54 Deerfield Road and are identified as Tax Map 52 Lot 4 – 1 and 4 – 2.

**Second:** John Morin

**Vote: 6 – 0 Motion Passed**

### **New Business**

#### **Zoning Amendments**

The Board briefly reviewed correspondence from John F. Teague, Esq.; Upton & Hatfield, dated October 23, 2012 regarding "Zoning Amendments", and a memo from Jack Metee, AICP; Mettee Planning Consultants dated May 15, 2012 which was also regarding the upcoming zoning amendments and decided that due to the length and complexity of both they would postpone any decision and place on their next agenda thus giving all Board members time to review and digest all information.

Chairman Stockus suggested reviewing Mr. Teague's letter on the zoning amendments at the Planning Board's November 14, 2012 meeting and all Board members present agreed.

#### **Capital Improvement Forms**

Mr. Colby advised that CIP forms are due. This is for any and all purchases over ten thousand dollars (\$10,000), and as the Board does not anticipate any such expenditure it was the consensus of the Board to not submit said form to the Board of Selectmen.

**Review of Minutes**

Members reviewed the minutes of the October 10, 2012 meeting. There were several corrections as follows:

Line 22 – change Mass to MA

Line 23 – change Mass to MA

Line 32 - change to capital “C” in “committee”

Line 52 - “moneys” should read “money’s”

Line 53 – “life” should be “lives”

Line 53 – beginning on Line 53 all “&” shall be changed to read “and”

Line 59 – change “6” to “six (6)”

Line 69 – insert “the” between the words First and Board

Line 81 – change “plan” to “Plan”

Line 85 – change “&” to “and”

Line 88 – delete “After some discussion,”

Line 90 – change “&” to “and”

Line 97 – change “&” to “and”

Line 110 – change “1” to “one (1)”

Line 113 – change “Sue” to “Susan”

Line 124 – change “4” to “four (4)”

Line 126 – change “2” to “two (2)”

Line 127 – change “2” to “two (2)”

Line 129 – change “2” to “two (2)”

**Motion:** Robert “Buzz” Davies to accept the minutes of the October 10, 2012 meeting as amended.

**Second:** Troy Osgood

**Vote:** 5 – 0 – 1 Susan Mooney abstained **Motion Passed**

Having no further business,

**Motion:** made by Susan Mooney to adjourn the meeting of October 24, 2012.

**Second:** John Morin

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**Vote:** 6-0 in favor **Motion Passed**

Respectfully Submitted,

Jo-Ann MacInnis

Land Use Clerk

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