

1 Nottingham Planning Board – November 14, 2012

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3 **NOTTINGHAM PLANNING BOARD**  
4 **November 14, 2012**  
5 **Minutes Public Sessions**  
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8 **Meeting Location:** Nottingham Municipal Building

9 **Members Present:** Arthur Stockus, Chairman; John Morin; Eduard Viel;  
10 Robert “Buzz” Davies (seated for Troy Osgood, Vice Chair

11 **PB Members Absent:** Troy Osgood, Vice Chair; Susan Mooney, Secretary;  
12 Selectmen Hal Rafter; Traci Chauvey, Alt., Cheryl Smith, Alt.  
13 Dirk Grothenhuis

14 **Others Present:** Paul Colby, Building Inspector/Code Administrator; Jo-Ann  
15 MacInnis, Land Use Clerk  
16

17 Chair Stockus called the meeting to order at 7:00 p.m. Introductions were made. Mr.  
18 Davies was seated for Mr. Osgood.  
19

20 **Minutes**  
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22 Line 28 – Change “open the Public Hearing” to “accept the application as complete”

23 Line 36 – Insert “Chair Stockus opened the Public Hearing for **Case #P12-07-LLA**

24 Line 44 – Insert “additional” between the words nothing and needed to read “nothing  
25 additional needed”

26 Line 58 – Change “opposed to closing the” to “wished to speak in favor or opposition to  
27 the”

28 Line 81 – Strike “a Public Hearing will be held” to read “reviewing Mr. Teague’s letter”  
29

30 **Signing of Plans**  
31

32 The Board signed the plans for “Higher Ground Baptist Church Minor Site Plan  
33 Addition” prepared by Landry Surveying, LLC, dated August 2012.  
34

35 The Board signed the site development plans for Rymes Heating Oil, prepared by SFC  
36 Engineering Partnership, Inc., dated August 8, 2012.  
37

38 **Proposed Warrant Articles**  
39

40 Following lengthy discussion the Board voted on the following changes to the proposed  
41 Warrant Articles:  
42

43 **Article II ZONING DISTRICTS AND DISTRICT REGULATIONS**

44 **C. 4. Accessory Dwelling Units**  
45  
46

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49  
50 **Motion** was made by Eduard Viel, to amend the proposed Warrant Article regarding **C.4**  
51 **Accessory Dwelling Units Section 1. Purpose** by eliminating the words “Accessory  
52 dwelling units (ADU’s) consistent with NH RSA 674:21 shall be permitted as a  
53 Conditional Use in all zoning districts.”; to delete “**Section 3. PROCEDURE FOR**  
54 **OBTAINING A CONDITIONAL USE PERMIT** A. Applications for a Conditional  
55 Use Permit shall be subject to the same procedures as a Site Plan Review, consistent with  
56 NH-RSA 674:43”; “**SECTION 3. B.** A building permit for and ADU must be approved  
57 and issued prior to the construction of such unit” and placing it under “**Section 2.**  
58 **REQUIREMENTS/LIMITATIONS AS LETTER L.**”; **Section 4.** now becomes  
59 **Section 3.** In said **Section 3. STANDARDS FOR REVIEW** **Section 3. B** will have a  
60 period (.) following the word “residence” and delete “(or other detached accessory  
61 structure, when applicable).” The typos in **Section 3** shall be corrected regarding  
62 lettering and sections will be: “A., B., C., D., E., and F.”  
63

64 **Second:** John Morin

65 **Vote:** 4 – 0 **MOTION PASSED**

66  
67 **Article IV GENERAL PROVISIONS**

68 **G. Home Occupations**

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70 **Motion** was made by Eduard Viel to amend the proposed Warrant Article regarding  
71 **Article IV GENERAL PROVISIONS – G. Home Occupations** by eliminating the  
72 number “1.” before the word “Purpose”. The article shall be numbered “1. Permitted  
73 Uses; 2. Non-Permitted Uses; 3. Criteria for Major Home Occupation”. Under section 3.  
74 h) the words “where applicable” shall be inserted following the word “vehicle” and  
75 before the “period (.)”. Under Section 3. i) “notify the Building Inspector in writing  
76 before conducting” shall be inserted following the word “must” and before the words  
77 “the home”.  
78

79 **Second:** John Morin

80 **Vote:** 4 – 0 **Motion Passed**

81  
82 **Article IV General Provisions**

83 **U. Nonconformance**

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85 **Motion** was made by Eduard Viel to amend the proposed Warrant Article regarding  
86 **Article IV GENERAL PROVISIONS – U. Nonconformance** Section 2. to add “of  
87 Record” following “Nonconforming Lot”; to eliminate Section 2. a) in its entirety and to  
88 eliminate the letter b) under this section and add all wording under same to the paragraph  
89 beginning “A nonconforming Lot of Record....”.  
90

91 **Second:** John Morin

92 **Vote:** 4 – 0 **Motion Passed**

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98  
99 **General Business**  
100

101 Mr. Paul Colby questioned the Board regarding the wireless communications ordinance  
102 and the possibility of sending same to Town Counsel John Teague for his review and  
103 recommendations and the Board agreed this should be done immediately.  
104

105 Mr. Colby advised the Board that fee changes are overdue and needed. The Board agreed  
106 the office staff will update and bring to the Planning Board for their review prior to  
107 sending a request to the Board of Selectmen  
108

109 Having no further business:  
110

111 **Motion** was made by John Morin to adjourn the meeting of November 14, 2012 at 9:00  
112 p.m..  
113

113 **Second:** Eduard Viel

114 **Vote:** 4 – 0 **Motion Passed**  
115

116 Respectively submitted,  
117  
118  
119

120 Jo-Ann MacInnis

121 Land Use Clerk  
122  
123  
124  
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