

NOTTINGHAM PLANNING BOARD

March 28, 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, Troy Osgood, Vice Chair, Susan Mooney, Secretary, John Morin, Dirk Grotenhuis, Robert “Buzz” Davies, Alt. Member, Hal Rafter, Selectmen’s Rep,

PB Members Absent: Rick Bacon, Vice Chair; Cheryl Smith, Alt. Member, Traci Chauvey, Alt. Member.

Others Present: Lisa Sears, Land Use Clerk, Paul Colby, Building Inspector/Code Administrator, Christian Smith, Beals Associates, Faith Levesque, Peter & Thelma Thompson, Sarah Carson, Dave Smith

Chair Stockus called the meeting to order at 7:00 pm. Introductions were made. Mr. Davies was seated for Mr. Bacon. The approval of the minutes was moved to the end of the agenda. He called the next agenda item.

Review of Conditions of Approval for “Rocky Hill” subdivision: Case #P11-02-SUB- Tax Map 58 Lot 4 and Tax Map 58 Lot 6-2A owners of record: Harbor Street Limited Partnership and Winthrop R. True respectively.

Mr. Smith, Beals Associates, representing the applicant gave the Board an update on the conditions of approval (dated January 5, 2012).

Mr. Smith reviewed that they ended up needing three state permits; State Subdivision Approval, Alteration of Terrain and a dam permit. He noted all have been approved.

Discussion was on the Driveway Management Plan (DMP). It was concluded that Rockingham Country Conservation District (RCCD) suggested changes which Mr. Smith believes they were submitted to RCCD with no replies. Later in the meeting the Board approved Mr. Smith submitting the DMP to RCCD directly. He added that the Board is in receipt of the Open Space/Home Owner’s Association Documents for review.

Mr. Smith added that he has yet to receive back from RCCD on the estimates submitted back in August of 2011 but will check with them to see where they are.

Ms. Mooney asked Mr. Smith to ask RCCD once they have the plans for the Open Space to submit them to GRANIT to be added to the overlay of the digitized tax maps. There was a brief discussion on who would monitor the conservation easement. Ms. Mooney noted that the Conservation Commission would prefer it to be RCCD with the Commission being second.

The Board suggested wrapping up the outstanding issues of the bond estimates and driveway permits at a future meeting. They will sign the mylar at the meeting following the completion of all the outstanding issues. Mr. Smith will submit the info to office staff and does not need to reappear before this Board.

Chair Stockus called the next case:

Case #P12-03-SUB-An application from Doucet Survey, Inc. for a 4-lot subdivision (acceptance, compliance review, and final approval). The property in question is located on Old Turnpike Road (Rte 4) and identified as Tax Map 4 Lot 5. Owner(s) of Record: James S. Fernald Revocable Trust; James S. Fernald Trustee, Linda R. Fernald Revocable Trust; Linda R. Fernald Trustee, Frederick S. Fernald 1992 Trust; Frederick S. Fernald Trustee

It was noted that the Board did not believe that the application was complete. Chair Stockus noted that there were two Notices of Authorization; one from the owners (Fernald) to Doucet Survey and another from Doucet Survey to Beals Associates (Mr. Smith). Chair Stockus noted that he believes that the Fernalds must be represented and he was not sure of the legality of a third party assignment. Chair Stockus also suggested that he speak with Mr. Colby about other outstanding issues of the application's completeness.

Mr. Smith noted that they have met with NH DOT at the site, which Mr. Colby attended to review the driveways. He noted that by the time he returns to this Board they will have most of these issues resolved.

MOTION by Ms. Mooney to postpone this case until April 11, 2012 at 7:00pm.

SECOND by Mr. Davies

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

Mr. Smith thanked the Board and briefly discussed with Mr. Colby a possible meeting to review any outstanding issues.

Review of Minutes

March 14, 2012

Line 70 Change *nothing* to *noting*

Line 72 Change *draw* to *drawn*

Line 73 delete second *that*

Line 79 Change *go* to *going*

MOTION by Mr. Davies to approve the amended minutes of *March 14, 2012*

SECOND by Mr. Osgood

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

March 21, 2012

Line 21 Change *three* to *one*

Line 22 Change *one* to *three*

MOTION by Mr. Davies to approve the amended minutes of *March 21, 2012*

SECOND by Mr. Osgood

VOTE 6- Aye. 0- Opposed 1- Abstained MOTION PASSED

Other Business

The Board signed the mylar and plans for the McGowen case approved previously. They also signed the last page of the Bylaws reviewed/approved last week.

Chair Stockus announced that there is training for local officials if anyone was interested and that it is paid for by the PB if they would like to attend.

The Board decided that they may need a workshop to review the Master Plan Chapters but will decide after the April 11th meeting.

The Board also briefly discussed ways to possibly improve the application review process. Some ideas were to require an applicant to go through the Design Review Process before submitting an application, possibly more site walks for major applications, and Third Party reviews earlier in the process as well. Chair Stockus suggested possibly reviewing the Subdivision Regulations this summer.

Mr. Colby noted that the meetings to update the Hazard Mitigation Plan have begun. Chair Stockus will be attending the meeting of April 16th meeting.

MOTION by Mrs. Mooney to adjourn at 7:43 pm.

SECOND by Mr. Grotenhuis

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

Respectfully Submitted,

Lisa L. Sears, Land Use Clerk

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