

NOTTINGHAM PLANNING BOARD

August 8, 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., Robert "Buzz" Davies, Alt. Member

PB Members Absent: Dirk Grotenhuis, John Morin, Ed Viel, Cheryl Smith, Alt. Member, Traci Chauvey, Alt. Member,

Others Present: Lisa Sears, Land Use Clerk, Jim Fernald, Charles Cosseboom, Nick Cricenti, Mike Towle

Chair Stockus called the meeting to order at 7:00pm. 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 #P11-07-SIT (continued) Application from **James S. & Linda R. Fernald** for acceptance, compliance review, and final approval of site plan review to allow the leasing of .5 acre for commercial propane tank to Rymes Heating. The property in question is located at 240 Stage Road and is identified as **Tax Map 29 Lot 8-1**.

Mr. Cricenti, SFC Engineering submitted a copy of a letter from the State Fire Marshall's office allowing them to use NFP Code 58 (2011). He again explained that that is the most recent code as the legislative process is behind in their updating. He also submitted a copy of a letter explaining that the facility is retail and not wholesale (bulk) as defined by the Environmental Protection Agency (EPA). He briefly explained both letters and the differences, later in the meeting. He also submitted a new site plan.

Chair Stockus noted that he would have liked to have had this new plan and documents to allow time for the Code Administrator to review. He suggested letting Mr. Cricenti walk though the plan but holding a workshop (no public input) and another formal public meeting to allow the Board time to review this new data. The Board agreed.

Mr. Cricenti reviewed details of some of the two sheets of the plan including items like the right of way/driveway access and materials for the travel area, fence/gate access, light, 100 year flood

elevation and power source. Mr. Cosseboom reviewed again the number of trucks that will be used during each season.

Ms. Mooney suggested that Mr. Rafter could review the possibility of posting of school zone and lower speeds in the area. He agreed to look into this issue possibly with the Police Chief's assistance. Mr. Fernald noted that there is school zone signs posted.

The Board agreed to the workshop date and the next public hearing date.

MOTION by Ms. Mooney to hold a workshop meeting for the review this case on August 29th at 7:00pm with the Code Administrator and to continue this public hearing on this case to September 12th at 7:00pm

SECOND by Mr. Rafter

The Board asked Mrs. Sears to ask Mr. Colby to review this new material when he returns.

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

Mr. Fernald informed the Board that he is working on an expedited application for the bridge with the Dept. of Environmental Services (DES), and that he has successfully meet with the Conservation Commission, the National Heritage Bureau and the Lamprey River Advisory Committee.

Scenic Roads Tree Trimming-PSNH

Mike Towle came representing the PSNH.

Point of Order: Mrs. Sears briefly left the room to get a copy of the public ad.

He asked about the procedure for removal of dead trees. Chair Stockus noted if it is a danger to the public it should be removed. Ms. Mooney asked about timing of the program. Mr. Towle noted that the rate of growth of a tree is considered as well as if the trees are a buffer or not. He noted that tree removal & trimming are more aggressive in wooded areas than when it is a buffer for a home.

Mr. Towle also briefly touched on the mailings and notification process that is used now and how it used to be done. Mr. Davies noted that it had not worked for him as he didn't get a return call. Mr. Towle offered to investigate what happened in Mr. Davies instance.

Mr. Towle noted that he hoped that the project would be completed by the end of September. Mrs. Sears noted that there were no abutters or public input.

Subdivision Regulation-Definitions Section (cont'd).

Mrs. Sears wanted to have the Board's input on the issue of cul-de-sacs/dead end streets. She gave the Board a document summarizing the various sections that refer to cul-de-sacs in the Subdivision Regulations that may present a conflict. They reviewed the Subdivision

Regulations sections that refer to cul-de-sacs and access/egress. They debated and decided to change the following:

Section V.B.2 roads and street (f)- make this section (1) and add as a #(2): Cul-de-sacs may only be considered with Open Space Development.

Section V.B.2. (l) will now say: Dead end streets will not be allowed.

Mrs. Sears will make the changes and let the Board review in the final document when completed. That final version of the Subdivision Regulations will need to be adopted at a public hearing. The next concept for the Board to review in the Subdivision Regulations is: requiring applicants to go through the Design Review process before submitting a formal application. They currently do not.

New/Other Business

LGC conference dates/meeting schedule

Mrs. Sears gave the Board copies of the brochure for the Local Government Center's annual Law Lecture series with dates and topics. The members will review and decide who will be attending so that the fall meeting schedule can be finalized. It was noted that there are funds in the budget available for a few Board members to attend. Mrs. Sears noted that some of the newer members may be particularly interested in attending the first lecture.

Invoice(s)

MOTION by Ms. Mooney to approve the invoice from Jack Mettee, Mettee Planning Associates for \$2,700 for completing the work on the Master Plan review.

SECOND by Mr. Osgood

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

MOTION by Ms. Mooney to approve the invoice from Foster's for ads for the public hearings for the Capone case, and 3 of the ads for the public hearings for the scenic road tree trimming.

SECOND by Mr. Rafter

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

Review of Previous Minutes

July 25, 2012

Line 62 add *a* after *of*

Line 63 change *purchasing* to *purchased*

Line 64 change everything after *plans* to *to further subdivide the new lot could have one home or one duplex.*

Line 66 change *they are* to *there is a*, insert *buffer* after *25'*

MOTION by Mr. Davies to approve the minutes of *July 25, 2012* as amended.

138 **SECOND by Ms. Mooney**

139 **VOTE 5-Aye. 0- Opposed 0- Abstained MOTION PASSED**

140

141 Mrs. Sears reminded the Board that she was on vacation next week. Chair Stockus called
142 for any other business. There was none.

143

144 **MOTION by Mr. Rafter** to adjourn at 8:12pm.

145 **SECOND by Ms. Mooney**

146 **VOTE 5-Aye. 0- Opposed 0- Abstained MOTION PASSED**

147

148 **Respectfully Submitted,**

149

150

151

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

153

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