

**NOTTINGHAM PLANNING BOARD**

**August 22, 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, Vice Chair, John Morin, Ed Viel, Hal Rafter, Selectmen's Rep., 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, Building Inspector/Code Administrator

Chair Stockus called the meeting to order at 7:00pm. Introductions were made. Mr. Davies was seated for Dirk Grotenhuis. The Board tabled the Review of the Minutes.

**Wireless Communication Ordinance-Jack Mettee**

The Board reviewed in detail the document (Wireless Communications Ordinance-DRAFT dated August 15, 2012) with Mr. Mettee. Issues discussed but not limited to were:

The location and format of the new terms from this ordinance. Mrs. Sears will put them with the other definitions but keep them together and Mr. Mettee suggested doing that to the Lighting Section definitions in the Nottingham Zoning Ordinance as well.

The Board discussed locations of towers and antennas noting that they prefer existing structures first, then town owned land for towers.

Inspection Schedules-every three years.

Conditional Use Permits vs. a standard Site Plan Review process- they decided to go with the Conditional Use Permit.

They reviewed and revised the Maximum Heights formula and standards for various proposed locations.

They also reviewed minor grammar and formatting corrections.

Mr. Mettee will return to the Board on August 29, 2012 for their workshop meeting.

47 **New/Other Business**

48  
49 The Board discussed the public hearing for the Master Plan and Mr. Stockus read the  
50 proposed ad. The Board approved. Mrs. Sears noted that she needs to confirm that that ad  
51 can be placed in the paper for Saturday to meet all deadlines; if not the public hearing date  
52 for the adoption of the Master Plan will change.  
53

54 *Invoice(s)*

55 **MOTION by Ms. Mooney** to approve the invoice from Jack Mettee, Mettee Planning  
56 Associates for \$1,900 for completing the work on Zoning Ordinance changes including the  
57 Wireless Communication Ordinance.

58 **SECOND by Mr. Morin**

59 **VOTE 5-Aye. 0- Opposed 0- Abstained MOTION PASSED**  
60

61 Mr. Colby noted the digital mapping project is completed; they should be available online  
62 in the coming weeks. He also noted that the BOS had sent a memo to the Board asking for  
63 changes in the Zoning Ordinance and to the completed Master Plan. He noted that the  
64 overlay districts are not completed.  
65

66 Ms. Mooney stated that she would like to publicly thank the members of the Digitized Map  
67 Project Committee: Heidi Seaverns, Peter Landry, Mike Russo, Chet Bachelor and Doug  
68 Simmons all of whom put in a great effort and the Town can now do a lot more now that  
69 we have these maps. The Board agreed.  
70

71 Mr. Colby stated that Mr. Brown stated that budget season is upon us so start considering  
72 your 2013 budget.  
73

74 Mr. Colby stated he has met with applicant, Mr. Fernald regarding the propane project, to  
75 review changes needed to the plan and was told they would be completed by the August  
76 29<sup>th</sup> workshop. Mr. Colby also noted that the applicant said he would not be at that  
77 workshop.  
78

79 Mr. Colby stated that the Board of Selectmen would like to pursue changing some of the  
80 wording to the Zoning Ordinance but have not submitted any language.  
81

82 Mr. Colby passed out a memo to the Master Plan Committee in regards to adding an  
83 additional chapter in regards to the large ground water withdrawal issue and House Bill  
84 1353. He noted that it was explained to the BOS that this requested change would not be  
85 made at this late date for this update to the Master Plan. (Note: response was not made  
86 from the Planning Board or Master Plan Committee)  
87

88 Mr. Colby passed out a memo to the Planning Board from the Board of Selectmen (BOS)  
89 suggesting that an additional chapter about large ground water withdrawals and House Bill  
90 1353 be added to the Natural Resource Chapter of the Master Plan. He noted that it was  
91 explained to the BOS that this requested change would not be made at this late date for this

92 update to the Master Plan. (Note: response to the BOS was not made from the Planning  
93 Board or Master Plan Committee)

94  
95 Ms. Mooney, a member of the Master Plan Committee (MPC) noted that this issue was  
96 discussed when they reviewed the natural resources chapter. She asked that this email be  
97 forwarded to Mrs. Sears to forward to Mr. Mettee and the MPC so it can be addressed  
98 again at the next update. She noted it was certainly a topic that was discussed at great  
99 length by the committee.

100  
101 *LGC conference dates/meeting schedule*

102 Mrs. Sears will add the September 26<sup>th</sup> date to the regular meeting schedule now that only  
103 one member will be attending conferences and the Board will have a quorum for all  
104 September and October meetings. She will repost the revised schedule next week.

105  
106 **Subdivision Regulation Review- update (cont'd).**

107  
108 Mrs. Sears wanted to confirm that the Board did not want to pursue the mandatory design  
109 review option in the revised Subdivision Regulations because her research revealed that  
110 this option requires a town vote to approve this. The Board agreed to drop this concept.  
111 Mrs. Sears noted she will continue to bring portions of the Subdivision Regulations review  
112 as time allows.

113  
114 **MOTION by Ms. Mooney** to adjourn at 9:38pm.

115 **SECOND by Mr. Viel**

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

117  
118 **Respectfully Submitted,**

119  
120  
121  
122 **Lisa L. Sears, Land Use Clerk**

123  
124 *These minutes are subject to approval at a regularly scheduled Planning Board meeting*  
125 *at which time the above minutes are corrected or accepted.*