Nottingham Planning Board
December 11th, 2013

Members Present: Arthur Stockus, Chair; Susan Mooney, Secretary; Eduard Viel; Hal Rafter, BOS Representative; Robert "Buzz" Davies, Alternate; John Morin
Members Absent: Troy Osgood, Vice Chair; Gary Anderson, Alternate; Dirk Grotenhuis
Others Present: Paul Colby, Building Inspector; JoAnna Arendarczyk, Land Use Clerk; Christian Smith, P.E., Engineer; John Krebs, Harbor Street Limited Partnership; Rick Morrissey, 42 Jampsa Trail; Diane Button; Clayton Button, Abutter- Beach Head; Kevin Jordan, Abutter- Beach Head; Deborah Fexis, 47 Lakeview Drive; Marguerite Swan; Beaumont, 155 Mountain Rd; B+G Dunphy, 40 Jampsa Trail; Bob Schmitt, 27 Jampsa Trail; Scott Gove; Diane Lapham, 23 Jampsa Trail; Jerome Lapham; Kerrie Giszczywski, 21 Jampsa Trail; Katy Anderson, 13 Beach Head; Peter Brenton, 114 Mountain Rd; Patricia McKenzie, 41 Sachs Road; Doug Gilroy, Abutter; Jose Guerra, Abutter; Daniel St.Onge, Abutter; Marna St.Onge, Abutter; Peg Case, Abutter; Leanne Carideo, Abutter; Joseph C. Wirch; Susan Fogarty, Abutter; John Fogarty, Abutter; Shane Wilson, Abutter; Tom Duffy, Jampsa Trail; Miska Hadik, Resident; Joe Falzone, Applicant

Start at: 7:00
Introductions were made and ended at 7:01
Mr. Davies seated and voting for Mr. Osgood

Mr. Chairman opened the Design Review:
Public Meetings/Hearings
Case #P13-07-SUB DR – Harbor Street Limited Partnership-98 acre parcel which fronts Mountain Road/ Sachs Road Map 71 Lot 150, Application for a design review of a 30 lot subdivision. Property is owned by Sachs Realty Trust.

Mr. Smith, representing the applicant, Mr. Falzone (he had a previous engagement and arrived during the meeting) also had with him Mr. John Krebs of Harbor Street Limited Partnership. Mr. Smith introduced and described the two proposed development options, Conventional Subdivision and Open Space Development Subdivision. After explaining the options Mr. Smith asked the Board for their input.

Mr. Morin asked if Lake Shore Drive is Beach Head Road. Where Lake Shore Drive crosses near the lake it is called Beach Head Road.
Mr. Colby stated that it is marked both ways on the tax map.
Mr. Smith assured Mr. Morin that it would be corrected on future plans.
Mrs. Mooney stated she is concerned with impact to the integrity of the lake.
Mr. Smith assured her that with a project of this magnitude and its proximity to the lake Department of Environmental Services would be involved. They would likely need a Water Quality Certificate based on the proximity to the water.
Mr. Davies asked if Mountain Road is a property boundary.
Mr. Smith stated that it is.
Mr. Davies then asked if it is all the way to the center of Lake Shore Drive.
Mr. Smith pointed out the locations and further comment on Mr. Sachs existing lots and property line that were merged in the past.
Mr. Smith also mentioned that the boundary survey has not been completed.
Mr. Morin asked if Sachs Road would be upgraded to a town road.

Mr. Smith stated that is the plan.
Mr. Smith also stated that Mr. Falzone has had some discussion with some of the Department Heads and they are in agreement with the plans of the roads.
There was further discussion of lots (proposed and existing) and road locations (planned and existing). The issues were noted and Mr. Smith stated that future plans will be reconfigured taking all of that into consideration, once the property boundary survey is completed.
Mr. Viel asked if there is an agreement in place in creating the loop road partly off the parent parcel.
Mr. Smith stated that it is his understanding in talking with the surveyor that the access is included in his property.
Mrs. Mooney asked how much acreage would be included in the Contiguous Open Space if the plan goes into the Open Space Development Subdivision.
Mr. Smith said it would likely be 65-70 acres subject to change per the boundary survey.

Mr. Chairman- explained rules of the Design Review after an Abutter asked a question.

Mr. Colby answered the Abutter's question as to what an upgraded road is defined as in the Town Ordinance.
Mr. Colby stated that the Road Agent, Police Chief and Fire Chief (e-mail included in the Board Member's packets) are in favor of the Open Space plans and the through road for a public safety feature. The Road Agent stated that when the final plans are drafted and depending on what plan is decided on whether open space or traditional, he would entertain reducing asphalt width to 20' due to the sensitivity of the Lake, if the Board and applicant were willing to present that.
Mrs. Mooney asked if the Planning Board could visit the site.
Mr. Colby stated that there is signed authorization in the file to do so.

Mr. Chairman asked for each Planning Board member's preferred proposed plan:
Mr. Davies- Open Space
Mr. Rafter- Open Space
Mrs. Mooney- Open Space
Mr. Chairman- Open Space
Mr. Morin- Traditional (The Open Space appears congested)
Mr. Viel- Open Space

Mr. Krebs stated that lots may be moved this is just a preliminary plan.
Mr. Smith also mentioned that after the boundary survey is completed the plan will be adjusted as well.
Mr. Davies asked if Mr. Morin if he noticed there is a cul-de-sac on the Traditional plan as well.
Mr. Morin laughed and stated that it is a minor cul-de-sac in his opinion.
Mr. Viel asked if they will be required to show configurations with proposed cul-de-sacs.
Mr. Colby clarified that yes they will be required to show a full yield if they propose a cul-de-sac.

Mr. Chairman stated that Board member's opinions are stated. He then asked if the Board was okay with hearing from the abutters.
The Board stated they were ok with that.
Mr. Chairman asked that the public keep it to physical impact only.
The Board and Engineer listened to the abutter's questions and comments.
Many of the questions and comments will be taken care of when the boundary survey is completed. Questions were on topics such as road locations, Conservation Land (clarifying what that means), dealing with private road issues and rights of way.
Mr. Colby stated to the abutters that they will be re-notified, as they were for this meeting, when the final application is submitted. He also gave a run down as to the process for the application.
The plan was adjusted in front of the abutters as to the location of the proposed road. After listening to the abutter's comments concerning the proposed location it was determined that the plan shows the road going through private property. A new plan for the road was devised at the meeting.
As the Design Review came to a close Mr. Colby reminded the public to keep an eye on their mailboxes for certified mail regarding further action on this case.
Design Review ended at 8:38

New Business

2014 Meeting-Application Deadline Schedule:

Mr. Colby pointed out the March 19th date is scheduled for welcoming potential new members and voting in officer positions. He also explained the "Schedule as Needed" dates around the Holidays.
Motion: Mrs. Mooney made a motion to approve the Schedule as presented
Second: Made by Mr. Viel
Vote: 6-0 motion passed

Strawberry Lane Project Bond Reduction

CMA Bond Reduction $32,678.46
Date: November 13, 2013
Mr. Colby stated that this was already approved at the Board of Selectman meeting to prevent holding up the money disbursement. The Planning Board needs to vote confirming the payment has been made.
Motion: Mr. Viel made a motion to confirm the payment of the amount of $32,678.46 for the work completed through November 12th, 2013.
Second: Made by Mrs. Mooney
Vote: 6-0 motion passed

Strawberry Lane Project Escrow Disbursement

CMA Bond Reduction $150,605.00
Date: December 11, 2013
Mr. Colby stated that there are sufficient funds to cover the work. Mr. Colby also stated there will be no paving until spring, due to the temperatures.
Mr. Chairman suggested that the board consider amending the site/subdivision plans prohibiting paving on frozen ground.

Motion: Mr. Viel made a motion to approve the disbursement of the amount of $150,605.00 for the work completed to date.
Second: Made by Mr. Morin
Vote: 6-0 motion passed

Mapping Update
Mr. Colby updated the board: The Selectman approved the authorization. The town will be encumbering the money from the $2,500 budgeted in the Strafford Regional Line. The contract is signed and we will be getting the maps within the next few months. They will also be available electronically.
Mr. Viel asked if the maps will be available on the town website.
Mr. Colby stated that he and Ms. Serino, the assessing clerk, are working to make that happen.

Jack Mettee Update
Mrs. Arendarczyk updated the Planning Board on Mr. Mettee's progress and stated that Mr. Mettee plans to have information for the Board to review on December 18, 2013 if the Board still desires to meet on that date. Mr. Mettee plans to send his findings to Mrs. Arendarczyk by December 17th to be e-mailed to the Board members for review prior to the meeting.

The Board agreed to have a Workshop Session on December 18, 2013 to review Mr. Mettee's findings on the Master Plan Review.

Mr. Colby stated that we have to post changes by January 10th, 2014.

Selectman Report
Mr. Rafter informed the Board members about the recent meeting with Rymes Propane and their engineer a week ago. There were four (4) questions the Fire Chief had that Rymes Propane is preparing written responses to.

Mr. Colby stated that there is a December 20, 2013 meeting at the State Fire Marshall's office with the applicant and representatives of the town to discuss issues with the Fire Marshall.

Old Business
A Rocky Hill Escrow-Bond reduction was approved by both the Board of Selectman and the Planning Board. Mr. Colby and the Town Book Keeper Mrs. Carlson realized when they went to cut the check that there isn't a bond, instead there is a letter of credit. Mr. Colby and Mr. Smith met before this meeting and decided that based on the engineers estimate on work completed they will submit a new letter of credit.

Minutes
Motion: Mrs. Mooney made a motion to accept the November 13th 2013 minutes as amended.
Second: Made by Mr. Davies
Vote: 6-0 motion passed

Mr. Colby asked the Board for permission to cancel the 18th meeting if there is no information received from Mr. Mettee.
Mr. Chairman stated that he would like Mr. Colby or Mrs. Arendarczyk to contact him if that occurs and he would make the decision.

Adjournment
Motion: Mr. Davies made a motion to adjourn.
Second: Mr. Morin
Vote: 6-0 motion passed
Adjourn at 9:00pm
Respectfully Submitted,
JoAnna Arendarczyk