

Nottingham Planning Board
December 18th 2013

Members Present: Arthur Stockus, Chair; Troy Osgood, Vice Chair; Susan Mooney, Secretary; Eduard Viel; Gary Anderson, Alternate; Hal Rafter, BOS Representative, Robert “Buzz” Davies, Alternate; John Morin

Members Absent: Dirk Grotenhuis

Others Present: Paul Colby, Building Inspector; JoAnna Arendarczyk, Land Use Clerk; Jack Mettee, AICP planning Consultant

Start at: 7:01

Introductions were made and ended at 7:02

Mr. Anderson was seated and voting for Mr. Grotenhuis

Mr. Davies will be participating but not voting

New Business/ Old Business

Open Space Development Ordinance Changes with Jack Mettee

Mr. Mettee opened by stating that he was there to present to the Board the *Proposed Amendments for Mandatory OSD subdivisions & Incentives for Additional Housing Units to the town's Open Space Development Ordinance*. He also presented possible Exemptions and Incentives for Open Space Development.

Mr. Chairman noted an error: the Article quoted is actually Article IV Section S pg. 22

Mr. Mettee will be receiving an updated Zoning Ordinance.

Mr. Mettee presented the current language and then his proposed language:

4. Applicability

Current:

- a. In furtherance of the goals of the Nottingham Master Plan, any subdivision for residential use that is proposed on a parent parcel within the Agricultural and Residential Zoning Districts of 20 or more acres may be considered for the OSD Option.

Proposed:

- a. *In furtherance of the goals of the Nottingham Master Plan, any subdivision for residential use that is proposed on a parent parcel within the Agricultural and Residential Zoning District of [either ten (10) or more lots or] twenty (20) or more acres shall be an OSD Subdivision, unless exempted under Section 5.b, Exemptions, or Section 8.b, Authorization to Issue a Conditional Use Permit.*

Mr. Mettee had comments to go with his proposal and the exemptions.

There were many comments and questions about the exemptions.

The Board decided to continue with their discussion before making a motion.

Mr. Mettee presented to the Board a proposed new section to the Ordinance titled Density Incentive. There was a lengthy discussion about this by the Board.

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Mr. Rafter had to leave the meeting early. Before leaving he commented that the Board of Selectman does not approve of the Mandatory part of the Amendment but with the Density Incentives he feels they may change their vote.

Mr. Rafter left at 8:20

Motion: A motion was made by Mr. Osgood to table the Density Incentive changes pending the results of the Mandatory vote in March.

Second: Mr. Anderson

Discussion: There was discussion about the language in the Amendment. The words “shall be” are in place, not “mandatory” although that is what “shall be” means.

Vote: 4-2 motion passed

The Board continued their discussion regarding pros and cons as to which, if any exemptions should be place in the amendment.

Motion: Mr. Osgood made a motion to eliminate the exemptions for mandatory Open Space development.

Second: Made by Mr. Viel

Vote: 4-1-1 motion passed

The final wording will be the following:

4. Applicability

Current:

- b. In furtherance of the goals of the Nottingham Master Plan, any subdivision for residential use that is proposed on a parent parcel within the Agricultural and Residential Zoning Districts of 20 or more acres may be considered for the OSD Option.

Proposed:

- a. *In furtherance of the goals of the Nottingham Master Plan, any subdivision for residential use that is proposed on a parent parcel within the Agricultural and Residential Zoning District of ~~either ten (10) or more lots or~~ twenty (20) or more acres shall be an OSD Subdivision, unless exempted under Section 5.b, Exemptions, or Section 8.b, Authorization to Issue a Conditional Use Permit.*

Minutes

December 11th, 2013 minutes

The Board decided to table the minutes until the next meeting.

Mr. Colby reminded everyone about the Christmas party Friday afternoon.

Recycling Committee Update

Mr. Viel told the Board that there is a possibility of a Public Hearing to be held on January 15, 2014 with a short presentation and public feed back.

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Mrs. Mooney asked if single stream was being considered. Mr. Viel looked into that and it would not be cost effective. Adjustments to simplify the current fee schedule are proposed.

An annual sticker per car will need to be purchased to allow for use of the Recycling Center as well as town beach access.

Adjournment

Motion: A motion to adjourn was made by Mrs. Mooney.

Second: Made by Mr. Morin

Vote: 6-0 motion passed

Adjourn at 9:33pm

Respectfully Submitted,
JoAnna Arendarczyk
Land Use Clerk