

**PLANNING BOARD MINUTES**  
**APRIL 10, 2013**  
**AMENDED AND ACCEPTED MAY 8, 2013**

**Meeting Location:** Nottingham Municipal Building

**Members Present:** Arthur Stockus, Chair; Troy Osgood, Vice Chair; John Morin; Dirk Grotenhuis; Eduard Viel; Hal Rafter, BOS Rep.; Alt. Cheryl Smith; Alt. Robert "Buzz" Davies

**Members Absent:** Susan Mooney, Traci Chauvey, alt. Gary Anderson, Alt.

**Others Present:** Paul Colby, Code Administrator; Celia Abrams, CC; Kathryn Morin; Scott Gove; Patty O'Brien; Christian Smith, Beal's Associates; Allie Hikey; Joseph Falzone, Applicant; Jared Bertone

Chair Stockus opened the meeting at 7:00 PM. Ms. Smith was seated for Ms. Mooney.

**Case #PB12-03-SUB:** Christian Smith and Attorney Morin spoke on behalf of the applicant. They outlined the projects scope and what they believed was still outstanding. Mr. Colby stated that the Town has received State of NH Subdivision approval for the fifteen lots to be developed off Merry Hill Road, along with the final approval from RCCD on the road design. There was discussion concerning the two different subdivision approvals for the State. All agreed that a note would be put on the plan stating that the two lots with frontage on Route 4 would not be part of the Homeowners Association. The applicant has applied for an amended State subdivision approval for the two lots on Route 4. Plans that were received in the Planning office were reviewed for corrections. There were discussions on what was still outstanding in order to be granted final approval.

Mr. Grotenhuis moved with a second by Mr. Osgood to conditionally approve the Merry Merry Hill Subdivision with the following items to be completed before final approval is granted:

1. Submittal of amended Sate of NH Subdivision approval for the Rt. 4 frontage lots.
2. Submittal of new plans with a note added identifying that lots "A and B" are not Party to the homeowners association and need no bonding.
3. Submit final approval from the State of NH Division of Historical Resources.
4. Receipt of acceptable review of easement documents for the Town attorney.
5. Written documentation identifying RCCD as oversight agency for the conservation easement.
6. Receipt of recorded deed for the right of way parcel on Merry Hill Road.

Motion passed with yes – 6 no -0 abstention -1.

**Conceptual meeting for Oak Ridge Road subdivision:** Joe Falzone, applicant reviewed his concept of the project, working with the Nottingham Conservation Commission, along with the Federal Government to gain funding for the conservation part of the project. The fifteen "middle" lots would not be developed if all the funding

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was approved for conservation use. There was discussion concerning the payment of fees and engineering for these lots. The Board felt that all the fees and engineering should be submitted in case there is a problem with funding and the complete project would be built. There was further discussion concerning road length and design. It was suggested that Nottingham Safety services and Road Agent be consulted by the applicant for input concerning the proposed roads. The next step is the formal submittal of the subdivision application.

**Invoices:** There were two invoices to be paid to RCCD, one in the amount of \$1470.00 and the seconded in the amount of \$852.00. This is for work on the Merry Hill subdivision, and monies to be paid out of the established escrow account. Mr. Grotenhuis moved with a second by Mr. Osgood to approve payment of the two invoices. Both motions were passed with a yes -7 no -0.

**Other Business:**

The following items were decided by the Board to be postponed until a further meeting:

- Master Plan updates
- By Law changes
- Minute's approval

There was also a discussion on dual membership between the Planning Board and Conservation Commission. The Board decided to send an inquiry to Town attorney concerning this matter.

Mr. Morin moved to adjourn, seconded by Mr. Grotenhuis. Motion passed with a 7-0 vote.

Meeting was adjourned at 8:06 PM.

Transcribed from notes taken by Dirk Grotenhuis.

Respectfully submitted.

Paul W. Colby  
Code Administrator