

Nottingham Planning Board
April 23, 2014

Accepted: 5-28-2014

Members Present: Arthur Stockus, Chair; Eduard Viel, Secretary; Mary Bonser, BOS Rep; Charlene Andersen; Robert “Buzz” Davies, Alternate; Dirk Grotenhuis, SRPC Rep; John Morin, CIP Rep; Gary Anderson, Alternate; Susan Mooney, Alternate

Members Absent: Troy Osgood, Vice Chair; Teresa Bascom, Alternate

Others Present: Paul Colby, Building Inspector; JoAnna Arendarczyk, Land Use Clerk; Kyle Pimental, Strafford Regional Planning Commission; Frank Carideo, Applicant; Sean Magee, Resident; Samuel P.M. Demeritt, Nottingham Conservation Commission; Kristen Lamb, Nottingham Conservation Commission

Call to Order at 7:01pm

Mr. Anderson was seated and voting for Mr. Osgood.

Public Meeting/ Hearings

Case #P14-001-LLA – Application from Frank& Leanne Carideo and Christina Massa for acceptance, compliance review, and final approval of a Lot Line Adjustment (LLA) between Lots 71 & 139&140. The properties are located at 46&47 Sachs Rd Nottingham, NH and are identified as Tax Map 71, Lots 139 & 140, and are owned by Frank& Leanne Carideo and Christina Massa.

Mr. Carideo explained his purpose for applying for the Lot Line Adjustment; to prevent potential future issues with his daughter, Christina Massa, using the portion of his land she uses, once he passes away or if Christina Massa choses to sell the property.

Motion: Mrs. Bonser made a motion to accept the application as complete.

Second: Made by Mr. Anderson

Vote: 7-0-0 motion passed

Mr. Colby stated that Mr. Carideo had received approval from the Zoning Board for a Variance from Article II Section C.1 and C.2 of the Zoning Ordinance, lot size and building distance within the set back. He reviewed the plan for the LLA and all the requirements were met. He recommends the Board approve the request.

Public Hearing Opened at 7:08pm

There were no Public comments regarding the case.

Public Hearing Closed 7:09pm

Motion: Mr. Grotenhuis made a motion to approve **Case #P14-001-LLA** – Application for a Lot Line Adjustment.

Second: Made by Mr. Viel

Vote: 7-0-0 motion passed

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New Business/ Old Business

Map review

Mr. Colby requested that any Master Plan update statements, per the maps, be directed to Mrs. Arendarczyk to be added to the file for future reference.

The last six (6) of the eighteen (18) maps to review presented by Mr. Pimental were:

1. Recreation and Environment
2. Ground water resources and hazards
3. Wetland resources
4. Areas of Ecological Interest
5. Natural Resources Composite
6. Surface Drainage

The Surface Drainage map was created using the LIDAR (Light Detection and Ranging) method resulting in more accurate (two (2) foot contour lines) map.

It was agreed upon by the Board members to change the names on the Recreation and Environment map as public and non public sites, as well as denoting the allowed use for each site. The Recreation and Environment map will not be completed until GRANIT finishes their documentations.

Master Plan Update Notes:

- *Add the Black Gum trees listing to the Areas of Ecological Interest maps- must be validated by a forester.
- * Mrs. Bonser informed the Board of a document she was given regarding Slave Graves and Old North Summer School information — she will copy it for the file
- * Consider a Wildlife Action Map
- *Consider a Culvert Crossing Map

Invoices

Jack Mettee Invoice #119D-2 Date: Dec.18, 2013- Apr. 11, 2014 Amount: \$405.00

Motion: Mr. Viel made a motion to approve the invoice in the amount of \$405.00

Second: Made by Mr. Grotenhuis

Vote: 7-0-0 motion passed

Other

*There was a Request that the Planning and Zoning office get the following book- The Land Conservation Plan for New Hampshire Coastal Watersheds –August 2006 Developed through a partnership of: The Nature Conservancy; Society for the Protection of New Hampshire Forests; Rockingham Planning Commission; Strafford Regional Planning Commission-***The book was found in the office***

Next item for Mettee to review

Mrs. Bonser asked Mr. Chairman and the Board to consider reviewing and evaluating the Ordinances to determine what works for the town and what could be removed or changed to better serve the town.

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The board discussed there has been much work related to this over the past few years. Examples of changes mentioned were signage for businesses, accessory dwelling square footage increase, workforce housing, and home business occupation changes. Ms. Andersen brought forth the past Economic Development committee as a suggestion to address Mrs. Bonser's concern on the need to have more businesses and discussed the recommendations from the committee. Mr. Colby pointed out the chair of the ZBA had discussed with him having a joint meeting, many thought that was a good idea.

Mr. Chairman advised a comprehensive review of zoning was performed in 2011-2012.

He then requested to put this topic on the agenda in the future and the Board agreed.

Mr. Colby listed off the topics left to review on Mr. Mettee's list:

1. Steep Slope Ordinance- should provide Mr. Mettee with the new map
2. Scenic road use and qualities
3. Revisit Open Space Development

Motion: Mr. Grotenhuis made a motion to have Mr. Mettee work on the steep slopes.

Second: Made by Mr. Anderson

Vote: 7-0-0 motion passed

A Workshop was scheduled for May 7, 2014 to review the Draft proposal Mr. Mettee sent in on Maximum Lot Disturbance.

Selectman Update

Town Administrator position is nearly filled. An offer went out to an applicant, the Selectman are just waiting for his reply.

Minutes

March 19, 2014

Motion: Mr. Viel made a motion to accept the minutes as corrected.

Second: Made by Mr. Morin

Vote: 5-0-2 motion passed

April 9, 2014

Motion: Mr. Viel made a motion to accept the minutes as corrected.

Second: Made by Ms. Andersen

Vote: 5-0-2 motion passed

Adjournment

Motion: A motion to adjourn was made by Mr. Viel.

Second: Made by Grotenhuis

Vote: 7-0-0 motion passed

Adjourned 8:45pm

Respectfully Submitted,
JoAnna Arendarczyk
Land Use Clerk