

Nottingham Planning Board
June 25, 2014

Accepted: 7-9-2014

Members Present: Arthur Stockus, Chair; Troy Osgood, Vice Chair John Morin, CIP Rep; Mary Bonser, BOS Rep; Charlene Andersen; Susan Mooney, Alternate; Robert “Buzz” Davies, Alternate; Teresa Bascom, Alternate; Gary Anderson, Alternate;

Members Absent: Dirk Grotenhuis, SRPC Rep; Eduard Viel, Secretary

Others Present: JoAnna Arendarczyk, Land Use Clerk; Chris Sterndale, Town Administrator; John Terninko, Applicant; Andy Whitney, Abutter; Brittany Macdonald, Abutter

Call to Order at 7:00pm

Mrs. Bascom was seated and voting for Mr. Grotenhuis
Mr. Anderson was seated and voting for Mr. Viel

Meeting the new Town Administrator

Mr. Chris Sterndale introduced himself and stated that he has an open door policy so please come and see him as needed.

He informed the Board that in the month that he has worked here he can see that there is much of the last Master Plan’s work is left to be done particularly in and around the Municipal Building. He anticipates talking about that in the years to come.

Mr. Chairman mentioned the issue about the increase in Building Permits being that the number of issued permits this year has exceeded the number of issued permits by October/ November of last year. There are over 120 lots that have been or are in the process of being approved. There is potential for a lot of changes in Nottingham coming in the next year or two.

Mr. Anderson stated that it is critical for this Board especially to look at what the future looks like for Nottingham. Having attended a meeting in Raymond he noted that abutting towns are not seeing the same increased growth.

Mr. Sterndale stated that the Board of Selectman have started talking with the Conservation Commission about trying to get a good handle on how much land is left to be developed. Other long term trends the town will/ is facing are not that different than the rest of the region:

- Escalating housing costs
- Aging population
- Keeping people who want to live in town here

As the population ages the housing opportunities are increasingly limited.

Mrs. Bonser spoke on her concern regarding the tax rates affecting the town’s growth. She noted the medium age in New Hampshire is 43 years old. In 12 years, if things don’t change, most of the population is going to be at or older than retirement age.

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Mr. Sterndale stated that for economic reasons towns need homes for young families, low income families and for senior citizens. The housing stock in Nottingham does not match the future population mix of the town.

Mr. Chairman returned to the topic of the Master Plan. The Master Plan committee gave assignments to the Planning Board, on this agenda the Board is looking at one of those assignments; Minimum Lot Disturbance. In the process of working on those assignments the Board is updating the Subdivision Regulations and Site Plan Regulations.

Ms. Andersen mentioned that Nottingham has an ordinance for work force housing as well as accessory dwellings that was revised and expanded the size of these dwellings to try to address the trend that the town is seeing.

Public Hearing

Case #P14-006-LLA – Application from John Terninko Trust for a Request for Lot Line Adjustment to adjust the common lot line between Tax Map 9 Lot 9 by conveying a parcel from Lot 9 to Lot 8, and conveying a parcel from Lot 8 to Lot 9. 62 Case Road, Nottingham, NH.

Mr. Terninko represented himself. He explained that he wants to adjust the lot line to the left of his barn to add to the 80 acres therefore giving him more frontage which will increase the value of the property. This allows him to apply for a Wetland Easement with Joe Falzone. There are more than 20 Vernal Pools and several 200-300 year old Black Gum Trees on this property which the government finds of great value.

Mr. Chairman read the review from Mr. Colby (who was absent). Mr. Colby recommended the application for acceptance

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

Second: Made by Ms. Andersen

Discussion: None

Vote: 7-0-0 motion passed

Public Hearing opened at 7:13pm

Mr. Terninko added a little more description of his plans.

Andy Whitney and Brittany Macdonald, abutters, attended the meeting due to concern for their property, not understanding the certified letter regarding the Lot Line Adjustment hearing. They were informed that there is no need to be concerned, nothing is going to happen to their property. They were notified of the meeting due to legal requirements. The Board thanked them for coming to the meeting.

Public Hearing closed at 7:17 pm

Mr. Davies asked for further clarification on the acreage plotted on the plan.

Mr. Terninko explained to Mr. Davies satisfaction.

Mr. Anderson added that Mr. Terninko is essentially cleaning the lot lines up.

Mr. Terninko agreed.

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Motion: Mr. Anderson made a motion to approve **Case #P14-006-LLA** – Lot Line adjustment with the condition of the Monument setting and Certification.

Second: Made by Mrs. Bonser

Discussion: None

Vote: 7-0-0 motion passed

Other

➤ Draft 3 Minimum Lot Disturbance

Mrs. Bascom and Mrs. Mooney suggested a couple grammatical changes that the Board agreed on.

Motion: Mrs. Bascom made a motion to approve the amended Draft 3 document.

Second: Made by Ms. Andersen

Discussion: Mrs. Bonser stated that she feels that Open Space Development should not be included in the exemptions.

After some discussion the Board agreed to change the wording.

Ms. Andersen withdrew her second

Mrs. Bascom withdrew her motion

Motion: Mrs. Bascom made a motion to change the wording to section 6 a) to read as follows:

6. Exemptions

The provisions of Section V shall not apply to the following activities:

- a) Any **designated** Open Space **within a Development**;

Second: Made by Mrs. Bonser

Vote: 7-0-0 motion passed

Motion: Mrs. Bascom made a motion to accept Draft 3 Minimum Lot Disturbance as amended.

Second: Made by Ms. Andersen

Vote: 6-0-1 (Mrs. Bonser abstained) motion passed

Invoice from Jack Mettee- #119 D-3- (4/11/2013- 6/6/2014) \$355.10

Motion: Mrs. Bonser made a motion pay the invoice.

Second: Made by Mr. Osgood

Vote: 7-0-0 motion passed

CMA #891 Strawberry Lane escrow disbursement-\$54,642.50

For work completed through May 16, 2014

Motion: Mrs. Bonser made a motion to approve the escrow disbursement.

Second: Made by Mr. Anderson

Vote: 7-0-0 made a motion passed

Merry Hill Development Construction Review- (05/03/2014- 05/30/2014)

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CMA Invoice No.6- \$3,295.50

Motion: Mrs. Bonser made a motion to approve the disbursement from the escrow account with condition of approval from Mr. Colby (*approved June 26, 2014*)

Second: Made by Mr. Anderson

Vote: 7-0-0 motion passed

Jack Mettee E-mail-EPA Construction General Permit

The Board agreed to review the EPA Construction General Permit further and discuss it at the next meeting.

Selectman Update

Mrs. Bonser stated that the Board of Selectman are concerned and seeking answers to how much land:

- is developed
- is wetlands
- is developable
- is conserved

Ms. Andersen suggested looking at the Master Plan for the answers.

Mrs. Mooney also suggested looking at the community profile section in the HCPP- Housing and Conservation Planning Program which should be on disk in the office (Mrs. Arendarczyk found the material for Mrs. Bonser).

Staff Update

Review of Raymond's Planning Board meeting

Mr. Viel (*Work Session notes are attached as he was absent tonight*)

Mr. Anderson found the meeting to be very valuable. He stated that it was good to see what the surrounding towns are using for resources. The towns that were represented were:

Raymond- Chester- Candia- Epping- Freemont- Nottingham

The topics covered:

- Impact Fees
- General Land Use
- Master Plans--- some towns struggling with accomplishing this, our town is "ahead of the game" as we hired a planner. Other towns are doing a little at a time or have a part time planner.

Mr. Anderson stated that he asked at the meeting what the other towns are experiencing with Open Space Development. He stated that Epping dropped their Open Space Subdivisions. Their mind set being they felt that the Open Space was allowing for development of some of the less valuable property. The Board members discussed this topic a little more in detail. Mr. Davies read Mr. Viel's comments regarding Open Space Development. Mr. Anderson said the big question is: is it attracting development? Maybe the Board should look at this more.

Mr. Anderson also found that it was interesting that no other town is seeing growth and development like Nottingham is.

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Mr. Richard Snow from the Lamprey River Advisory Committee was very informative about stormwater regulations. The main focus was for existing areas not subdivisions. Mr. Anderson brought up that maybe Nottingham should invite Raymond and other nearby towns for a meeting.

Ms. Andersen asked if there was a discussion on the impact to the towns with the expansion of Interstate 93 as it comes toward Concord.

Mr. Anderson said it was not necessarily brought up. He thinks Freemont likely had more of an impact than any of the other communities.

Mrs. Bonser mentioned that Raymond has a recording of this meeting and asked Mrs. Arendarczyk to forward it to the Board members. (Done 7-1-2014)

Next Meeting

July 9, 2014: Mr. & Mrs. Caron- LLA

Jack Mettee e-mail-EPA Construction General Permit

Minutes

Mrs. Arendarczyk discussed some of the larger edits/additions that were e-mailed.

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Motion: Mrs. Bonser made a motion to accept the minutes as amended.

Second: Made by Mrs. Bascom

Vote: 6-0-2(Mr. Anderson and Mr. Osgood abstained) motion passed

Mr. Sterndale added before adjourning that Board of Selectman approved at a recent meeting, upgrades to the Public Access television system to include Projection capabilities including for the television viewers. Mr. Colby would switch between the two cameras as needed.

Adjournment

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

Second: Made by Mrs. Bonser

Vote: 7-0-0 motion passed

Adjourned 8: 01 pm

Respectfully Submitted,

JoAnna Arendarczyk

Land Use Clerk

Attached:

- Mr. Viel's Raymond Work Session notes