

Nottingham Planning Board  
August 27, 2014

**Accepted:** 9-24-2014

**Members Present:** Arthur Stockus, Chair; John Morin, CIP Rep; Eduard Viel, Vice-Chair; Charlene Andersen; Susan Mooney, Secretary; Dirk Grotenhuis, SRPC Rep; Robert “Buzz” Davies, Alternate; Teresa Bascom, Alternate

**Members Absent:** Gary Anderson, Alternate; Mary Bonser, BOS Rep;

**Others Present:** JoAnna Arendarczyk, Land Use Clerk; Paul Colby, Code Administrator

Call to Order at 7:00PM

Mrs. Bascom was seated and voting for Mr. Grotenhuis

Mr. Grotenhuis arrived at 7:02PM

Mrs. Bascom returned to participating but not voting

**Public Meeting**

- Ken Sach’s- Informational Hearing
  - Mr. Sach’s presented Lot Line Adjustment (LLA)
  - Mr. Colby informed the Board he recommend Mr. Sachs move forward with the LLA paperwork.
  - After the Board reviewed proposed plans Mr. Sachs was advised to move forward with LLA

**Public Hearings**

**Case #P14-008-LLA** – Application from Steve Rheaume for a Request for Lot Line Adjustment to adjust the lotline by increasing the lot area of Tax Map 67 Lot 22 from 0.37- Acs to 0.48- Acs, by decreasing the lot area of Tax Map 67 Lot 23 from 0.78- Acs to 0.67- Acs. 125 Highland Avenue (Lot 23), Nottingham, NH.

Mr. Chairman read the above case description.

Mr. Colby informed the Board that the application is acceptable with the condition of the signature needed from Ms. Julie Maheux.

**Motion made by:** Mr. Viel to accept the application as complete

**Seconded by:** Mr. Grotenhuis

**Vote:** 6-0-0 motion passed

Public Hearing opened at 7:09pm

Mr. Chairman read the Public Notice in the case file and the following dates:

- **Posted on August 9<sup>th</sup> in the Foster’s Daily Democrat**
- **Last abutter’s notice delivery receipt-August 14<sup>th</sup>**

Surveyor Peter Landry introduced himself as the Authorized Representative for Mr. Rheaume and Julie Maheux. He informed the board that the case is a simple Lot Line Adjustment (LLA) on Pawtuckaway Lake. He referenced the plans distributed to the Board members, further describing the plans and reason for the LLA. He informed the Board that Highland Avenue is town maintained for emergency access.

No one came to speak in favor nor in opposition of the proposed LLA.

Public Hearing closed: 7:13pm

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**Motion made by:** Mrs. Mooney to approve the LLA with the condition that boundary markers be set and certified.

**Seconded by:** Mr. Grotenhuis

**Vote:** 6-0-0 motion passed

**Case #P14-009-SPR** – Application from James S. and Linda R. Fernald to allow the leasing of half of Building #5 consisting of 3500 square feet, to Gunstock Laboratories LLC. The property is located at 240 Stage Rd. Nottingham, NH, and is identified as Tax Map 29, Lot 8-1, and is owned by James S. and Linda R. Fernald.

Mr. Chairman read the above Case description.

Mr. Colby stated that the application is complete and he recommends it for acceptance.

**Motion made by:** Mr. Viel to accept the application as complete

**Seconded by:** Mrs. Mooney

**Vote:** 6-0-0 motion passed

Public Hearing opened: 7:16pm

Mr. Chairman read the Public Notice in the case file and the following dates:

- **Posted on August 9<sup>th</sup> in the Foster's Daily Democrat**
- **Last abutter's notice delivery receipt August 14<sup>th</sup>**

Mrs. Fernald presented Mr. Lars Ekendahl- owner of Gunstock Laboratories: Custom made thermoplastic machines.

Mr. Ekendahl presented his plan for the automotive business *see attached Document: Gunstock Laboratories, Intention with rental of Building 5 at Fernald Lumber, Nottingham NH*

No one came to speak in favor nor in opposition of the Site Plan Review application.

Public Hearing closed: 7:24pm

Mr. Colby stated that the narrative with attached document explains the plans thoroughly and states that the package is complete and recommends approval.

Mr. Grotenhuis asked what procedure is followed if there is a spill.

Mr. Ekendahl stated that it would be cleaned up with a rag. There are no floor drains.

Mr. Chairman asked if there will be a septic installed.

Mr. Ekendahl stated that it is being considered for the future.

Ms. Mooney asked Mr. Ekendahl about his plans for future growth.

Mr. Ekendahl stated that if this plan is accepted than they would be renting out the North half of the building, putting up a partition between the two halves. If more space is needed they would rent the other half.

Mr. Viel stated that Mr. Ekendahl indicated the machines are large- how will the machines arrive to the work site?

Mr. Ekendahl stated that a railway container is used, and explained how the container would be transported from the source to Building #5 at the site.

Mr. Viel asked if there would be an issue getting them in over the bridge on the Fernald property.

Mr. Ekendahl replied that there would be no problems.

Ms. Andersen asked how many machines are typically processed in a year.

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Mr. Ekendahl stated a maximum of four (4) machines per year.

**Motion made by:** Mr. Grotenhuis to approve the case to allow the leasing to Gunstock Laboratories LLC.

**Seconded by:** Ms. Andersen

**Vote:** 6-0-0 motion passed

**Other**

- Seating position of non-voting Alternates
  - Nothing has come in from counselors
  - Mr. Davies asked about having a Non-seated Alternates sign on the table
  - Decision: Review further at next meeting with response from Legal advice.
- Review Draft 2 of the Steep Slope Protection District
  - Informational- Corrections were sent to Mr. Mettee

**Board of Selectman Update**

None- Mrs. Bonser was absent.

**Staff/ Board Members Update**

- Municipal Law Lecture Series reminder
  - It is recommended to attend some form of training
  - Those who attend will give an overview for the rest of the Board
- Meeting date with Jack Mettee- September 24, 2014

Mr. Colby gave a brief update from the office

- White's Woods Subdivision
  - Public Hearing at next meeting- September 10, 2014
- Maple Ridge Subdivision
  - Christian Smith from Beals Associates asked if a formal written request is sent could a 12 month extension be considered.
  - Mrs. Mooney added that Mr. Smith indicated to the Conservation Commission that Mr. Falzone was considering to put the entire property minus a two (2) acre lot (legally committed to build one house) into a Conservation Easement
    - 42 houses would not be built
    - 1,000 feet plus of roadway would not be built
    - Conservation Commission Chairman, Samuel Demeritt sent a letter of support for the extension
  - Mr. Chairman asked if the extension would have to be advertised
    - Mr. Colby will research that and give an answer at the next meeting

**Minutes**

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*The Land Use Clerk was requested by Ms. Andersen, to review the recording of the previous meeting to determine if the following lines, regarding the work on the Steep Slope Protection District Ordinance, were stated as concerns of the Board of Selectman collectively or individually. -The answer is **collectively**.*

- What does this actually cover?
- Inside the State Park is not our business
- Shore Land Protection is covering most with the State regulations
- The Board of Selectman feel this Ordinance is a poor use of the Tax payer's funds due to the impact being questionable.

**Motion made by:** Mr. Viel to accept the minutes as amended

**Seconded by:** Mrs. Mooney

**Vote:** 6-0-0 motion passed

**Adjournment**

**Motion made by:** Mrs. Mooney

**Seconded by:** Mr. Viel

**Vote: 6-0-0** motion passed

Adjourned: 7:54pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk