

Nottingham Planning Board  
October 22, 2014

***Accepted: 11/12/2014***

**Members Present:** Eduard Viel, Vice-Chair; Dirk Grotenhuis, SRPC Rep; Mary Bonser, BOS Rep; Charlene Andersen; Susan Mooney, Secretary; Gary Anderson, Alternate; Teresa Bascom, Alternate; Robert “Buzz” Davies, Alternate;  
**Members Absent:** Arthur Stockus, Chair; John Morin, CIP Rep  
**Others Present:** JoAnna Arendarczyk, Land Use Clerk; Paul Colby, Code Administrator; Ken Sachs, Applicant; Steve White, Neighbor

**Acting as Chair:** Mr. Viel

**Alternates seated and voting:**

- Mrs. Bascom for Mr. Stockus
- Mr. Anderson for Mr. Morin

**Non-seated alternate:**

- Mr. Davies

Call to Order at: 7:00pm

**Public Meeting**

- Conceptual meeting with Ken Sachs - property on Mountain Road
  - Mr. Sachs provided an overview of a conceptual (non-binding) plan - Board members asked some questions resulting in the following summary:
    - Total acreage involved: 96 acres
    - Create seven (7) lots total
    - Minimum five (5) acres each- Some ten (10) - fifteen (15) acres
    - No internal roads
    - Less impact to the town compared with the previous proposal for 26 (twenty-six) lots
    - Keeps with the character of the land

**Minutes**

Mr. Viel suggested the Board review the minutes before reviewing Draft 4 of the Steep Slope Ordinance due to the September 24<sup>th</sup> meeting minutes reflecting the discussion of Draft 3 with Mr. Mettee. – The Board members agreed.

- September 24, 2014

**Motion made by:** Mrs. Mooney to accept the minutes as amended

**Seconded by:** Mrs. Bascom

**Vote:** 6-0-1 **Motion Passed**

- October 8, 2014

**Motion made by:** Ms. Andersen to accept the minutes as amended

**Seconded by:** Mrs. Mooney

**Vote:** 4-0-3 **Motion Passed**

**Steep Slope Ordinance Draft 4 Review**

The Board reviewed the draft and made changes as well as agreed on language for a new section. The name of the map referenced in the Steep Slope Ordinance was changed to the Topography- Sand and Gravel Deposits to reflect the actual title.

**Motion made by:** Mr. Grotenhuis to approve Draft 4 as amended

**Seconded by:** Mrs. Mooney

**Discussion:** Mrs. Bascom asked if a Draft 5 from Mr. Mettee was necessary. Mr. Colby suggested staff do the edits rather than using Mr. Mettee's services. The Board agreed and requested a copy of the updated draft be sent to Mr. Mettee.

**Vote:** 6-0-1 **Motion Passed**

**Final review of Budget for 2015**

Quote from Jack Mettee to update regulations-

- To update Subdivision Regulations- \$3,500 to \$5,000
- To update Site Plan Regulations- \$2,500 to \$4,000

Mr. Colby informed the Board that Mr. Mettee requested a meeting for further guidance from the Board if he is assigned the updates of the regulations.

The Board discussed forming a subcommittee to update the regulations and having a third party review it. The Board agreed that - Chair, Arthur Stockus, should have input on the final budget.

Final review of Budget for 2015 will be on the next meeting's agenda (11-12-2014)

**Board of Selectman Update**

- Budget season is in full swing
- Continuing to work on the potential sale of Town properties
- Community Discussion at the Nottingham Elementary School will be held on Friday, October 24, 2014 6pm-10-pm, to discuss potential use of the Marston Farm property. The State requires the property to be used for public purposes.

**Staff/ Board Members Update**

- Reminder: Joint Planning Board and Zoning Board of Adjustment meeting
  - November 12, 2014
  - To get feedback from ZBA on types of cases held on a regular basis
    - To determine if there is a need to change any Ordinance
- Municipal Law Lecture Series
  - Mrs. Bascom, Mr. Viel and Mrs. Arendarczyk gave a brief overview on what they learned at the Law Lectures they attended
    - Importance for Land Use Boards to work closely together
    - Importance of a strong administrative staff
- Ms. Andersen informed the Board that the large piece of property on Route 4 (four) is now being heavily advertised as a water bottling plant.
  - Mr. Colby informed the Board that the Selectman met in a non-public session to discuss the property's advertisement

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- A Zoning Ordinance addendum was given to the Board members
  - A complete updated Ordinance will be provided after the 2015 March Town Meeting to allow for voted additions or changes
    - The Town website was updated as well
- Mrs. Mooney gave the Board a Conservation Commission update.

**Adjournment**

**Motion made by:** Mrs. Bonser

**Seconded by:** Mrs. Mooney

**Vote:** 7-0-0 **Motion Passed**

Adjourned at: 8:08pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk