

Nottingham Planning Board
November 12, 2014

Planning Board Members Present: Arthur Stockus, Chair ; Eduard Viel, Vice-Chair; Mary Bonser, BOS Rep; John Morin, CIP Rep; Susan Mooney, Secretary; Gary Anderson, Alternate; Teresa Bascom, Alternate; Robert “Buzz” Davies, Alternate;

Planning Board Members Absent: Dirk Grotenhuis, SRPC Rep; Charlene Andersen

Zoning Board Members Present: Mike Russo, Chair; Bonnie Winona-MacKinnon, Vice Chair; Terry Bonser; Peter White, Alternate

Zoning Board Members Absent: Kevin Bassett, Alternate, Romeo Danais, Alternate; Robert Davidson, Alternate

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

Planning Board alternates seated and voting:

- Mrs. Bascom for Mr. Grotenhuis
- Mr. Davies for Ms. Andersen

Non-seated Planning Board alternate:

- Mr. Anderson

Call to Order at: 7:00pm

Public Meeting

- Joint meeting with Zoning Board of Adjustment (ZBA)

Discussion of Proposed Steep Slope Ordinance

Members of both Boards expressed their opinions regarding the proposed ordinance.

Both Boards agreed to hold a Public Hearing for this proposed Ordinance.

Public Hearings for the proposed Ordinances and any other changes the Boards agreed on at this meeting would be held on December 10, 2014.

Discussion of the Proposed Lot Disturbance and Landscaping Ordinance

There was a discussion regarding the possible inaccurate use of the word “Minimum” in the title for section #3 Minimum Disturbance.

After the discussion the Board agreed to strike the word “Minimum”- leaving only the word “Disturbance” for the title of that section.

Both Boards agreed to hold a Public Hearing for this proposed Ordinance.

Setback Distances on 2 Acre Lots for Accessory Structures

A summary of ZBA cases from 1990-2014 was projected on the screen. (*Attached*)

After a discussion with the ZBA members the Boards agreed that the Setback requirements for accessory buildings on 2 (two) acre lots is an issue that should be changed.

Motion Made by: Mrs. Mooney to determine that side and rear setbacks for accessory buildings should be no less than 20’ (twenty feet).

It was recommended to add: “in the rural agricultural zone” – Mrs. Mooney added that as recommended.

It was also stated that septic fall under accessory buildings in the building code.

Seconded by: Mrs. Bascom

Discussion: There was concern with having septic closer to the lot lines as it has been reported to the Planning Board that certain systems are frequently failing.

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In the end the issue with the septic setbacks was dropped because the town is still stricter than the State's regulation of 10' (ten feet) from the property line.

Vote: 7-0-0 Motion Passed

The Zoning Ordinance with the proposed changes in bold/italics:

ARTICLE II ZONING DISTRICTS AND DISTRICT REGULATIONS

C. Residential - Agricultural District

2. There shall be between the property line, water's edge ("reference line" as described in RSA 483-B:4 XVII), and any ~~building~~ ***dwelling***, a minimum distance of fifty (50') feet, twenty (20') feet for grandfathered non-conforming lots of less than two (2) acres, as of the date of passage (03/08/94), in all directions. ***Setbacks for accessory buildings shall be fifty (50') feet minimum distance from the lot frontage property line and twenty (20') feet minimum distance from the side and rear property lines.*** Special exceptions to this ordinance may be granted by the Zoning Board of Adjustment based on weighing of the following considerations, but in no case shall less than twenty (20') feet be permitted for habitable structures or nonhabitable structures of fifty (50') square feet in area or greater:

The Boards agreed to schedule another joint meeting in August of 2015 (*noted*).

Joint meeting ended at 8:23pm

Discuss Updating Regulations:

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

At the October 22nd meeting the Board considered updating the regulations in-house versus hiring the work out. The money in the Strafford Regional Planning Commission line could be used line for outsourcing a proof reading of the draft document. The discussion was tabled at that meeting so as to include Mr. Chairman, who was absent. After further discussion the Board agreed to update the regulations in-house.

Motion made by: Mr. Viel to update the Subdivision and Site Plan Regulations in-house through the use of subcommittees and potentially outsource it for review.

Seconded by: Mrs. Bascom

Vote: 7-0-0 Motion Passed

- Subcommittee will be formed after the first of the year
- Subdivision Regulations will be updated first

Recommendation for the makeup of the committee:

- Mr. Colby- staff member overseeing the update
- 2 Planning Board members
 - Mr. Viel volunteered
 - Mr. Chairman
- Board of Selectman member(s)
- Conservation Commission (*Mrs. Mooney will request*)
- Public representative (*post a request*)
- Fire/ Police Departments and Highway Department (as needed)
- Zoning Board of Adjustment if interested (*send an invitation*)

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The Budget for 2015

The Board of Selectman requested an explanation for the \$5,000 in the planning line where there is also \$2,500 in Strafford Regional Planning Commission (SRPC) line giving the board \$7,500.

The budget sheet was projected on the screen to enable the Board to see how the budget would change. With the planning line reduced to \$2,500 combined with the SRPC line the Board would have \$5,000 that could be used to have someone review the regulation updates if they are done in house.

After discussion, the Board agreed to the updated budget.

Motion made by: Mr. Morin to approve the budget as presented.

Seconded by: Mrs. Bascom

Vote: 7-0-0 **Motion Passed** *Members requested a copy of the final budget for 2015.*

Bill from Jack Mettee

\$557.60- Invoice Number 119D-5 Dates: 8/6/2014 through 10/31/2014

Motion made by: Mr. Viel to approve Invoice Number 119D-5 for \$557.60

Seconded by: Mr. Morin

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

2015 Application Deadline Schedule

Some changes were made to accommodate Holidays

Motion made by: Mrs. Bonser to accept the 2015 Application Deadline as amended/ as presented

Seconded by: Mrs. Bascom

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

Staff Update

- Mr. Colby gave a staff update.

Minutes

- October 22, 2014

Motion made by: Mrs. Bascom to approve the minutes as written

Seconded by: Mrs. Bonser

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

Adjournment

Motion made by: Mr. Morin

Seconded by: Mr. Davies

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

Adjourned at: 8:57pm

Respectfully submitted,

JoAnna Arendarczyk

Land Use Clerk