

Nottingham Planning Board
February 12, 2014

Members Present: Arthur Stockus, Chair; Troy Osgood, Vice Chair; Susan Mooney, Secretary; Eduard Viel; John Morin; Robert “Buzz” Davies

Members Absent: Dirk Grotenhuis, Gary Anderson, Alternate; Hal Rafter, Board of Selectman Representatives

Others Present: Paul Colby, Building Inspector; JoAnna Arendarczyk, Land Use Clerk; George Robinson, Applicant; Cheryl Robinson, Applicant; Matt Curry

Call to Order at 7:01

Mr. Davies will be seated and voting for Mr. Grotenhuis.

Mr. Viel arrived at 7:08

Public Meeting/ Hearings

Conceptual Subdivision Review for 2 lots from George & Cheryl Robinson Tax Map 23 Lot 13 14 King Fisher Road, owned by George & Cheryl Robinson.

Mr. Chairman stated that Mr. Robinson has been before the Zoning Board and they approved the Variance application with no conditions by a vote of 4- Aye and 0- Opposed on November 12, 2013.

Mr. Robinson introduced himself and his wife and son, Matt Curry. He mentioned that the property has not been surveyed yet due to the desire to avoid the expense if the Board is not likely to approve the project.

Mr. Colby stated that he advised Mr. Robinson to come to the Board for a Conceptual Subdivision Review due to the unique Back Lot Subdivision. They do not have the minimum 200Ft of frontage and they are on a Private Road.

Mrs. Mooney stated her concern that the Police and Fire Departments have a history of not approving of subdivisions going in on dead end, cul-de-sac, and narrow roads. She asked Mr. Robinson if he anticipated this.

Mr. Robinson showed that the design allows for adequate turning radii for the Police and/ or Fire Department and the potential for a loop drive.

Mr. Davies asked what the frontage of the property was.

Mr. Robinson and Mr. Colby clarified that it has 50-ft on one side and 20-ft on the other side and it is on a Private Road.

Mr. Chairman stated that this is a conceptual and is seeking advice from the Board.

Mr. Davies asked when the lot was created.

Mr. Robinson stated that it was created in the early 1970's.

The Board had no further questions or comments and no objections to the proposal.

The applicant requested to have the minutes from the meeting sent to him.

New Business/ Old Business

Pick Next Topic from Jack Mettee's list:

- Amend the Zoning Ordinance (ZO) to include a standard for maximum lot disturbance in the Residential-Agricultural District.
- Amend the Zoning Ordinance (ZO) through a Steep Slope Ordinance to provide for greater protection of scenic quality from the impact of development.³
- Amend the subdivision and site plan review regulations to include a statement to consider protection of scenic road qualities.

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After some discussion about each item it was decided to review Mr. Mettee's prior submittal.

Mrs. Mooney stated that she would like to see Mr. Mettee work on the first item.

Mr. Morin asked what the definition of "maximum lot disturbance" would be.

Many Board members spoke, the most common "definition" revolved around a developer buying a lot, cutting the trees to sell for timber and then selling the lot.

Mr. Davies asked how this ordinance would be enforced.

Mr. Colby stated that he would have to enforce it with the help of a hired Forester and legal action.

Mr. Davies stated that this could open up complicated scenarios.

Mr. Colby agreed but also said that this is a good way to protect our resources especially the 2 acre subdivisions.

Mrs. Mooney stated that this is a good place to start to prevent loop holes.

Mr. Colby informed the Board that items 1&2 are amending the Zoning Ordinance so they would be for the ballot in March 2015.

Mr. Colby stated that Mr. Mettee said amending the Steep Slope Ordinance would take more time and research.

Motion: Mr. Morin made a motion to postpone the discussion on determining the topic for Mr. Mettee continue to work on for the next meeting, February 26th 2014.

Mr. Morin asked for Mr. Colby and/or Mrs. Arendarczyk to e-mail the detailed information regarding the items from Mr. Mettee (*ZO info from Jack from 10-2-2013 sent 2-20-2014*)

Second: Made by Mrs. Mooney.

Vote: 6-0 motion passed

Discuss Open Space Development

The Board members discussed what they determined was most important to the members of the town who came to the Public Hearing January 21, 2014.

Mrs. Mooney stated that she wanted the Board to consider adding a number of lots to the language and to make a distinction between major and minor subdivisions. She also felt it is important to consider the incentives that were discussed.

Mr. Chairman stated that many residents spoke about the fact that OSD doesn't need to be made mandatory and that it is more attractive to developers.

Mr. Viel mentioned that he has done some research and found several sites with sample ordinances to consider.

Mrs. Mooney asked to have the links sent to Mrs. Arendarczyk to be forwarded to the Board Members to review. (Open Space Ordinance information e-mailed on 2/18/2014)

Mr. Chairman suggested the Board Member's review the document Mr. Mettee sent in a previous e-mail. (Proposed OSD Amendments) *The document was re-sent on 2/20/2014.*

Motion: Mrs. Mooney moved to revisit the particulars of the Open Space Development in order to determine how to best put together the Open Space Development amendment language at the following meeting, February 26, 2014.

Second: Made by Mr. Viel.

Vote: 4-2 motion passed

Review Town Report

Mr. Colby had members sign a signature document to be included in the Town Report.

Motion: Mr. Osgood made a motion to accept the Town Report as corrected.

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Second: Made by Mr. Viel.

Vote: 6-0 motion passed

Gerrior Drive Bond Release

Mr. Colby gave a brief history of the road and stated that there will be a vote to make it a town road at the Town Meeting March 15, 2014.

Motion: Mr. Viel moved to recommend to the Board of Selectmen to release the Maintenance Bond on Gerrior Drive.

Second: Made by Mr. Morin.

Vote: 6-0 motion passed

Recycling Committee Update

Mr. Viel gave an update from the Public Hearing: There will be no fee for annual stickers at this time. Many residents expressed the desire to keep the Swap Shop open with a volunteer system to maintain it.

Lamprey River Advisory Committee letter

Mr. Chairman briefed the Board Members as to what the letter regarded. It is available in the Planning and Zoning office.

Minutes

January 8, 2013 minutes

Motion: A motion was made by Mrs. Mooney to accept the minutes as amended.

Second: Made by Mr. Davies

Vote: 6-0 motion passed

January 21, 2013 minutes

Motion: A motion was made by Mrs. Mooney to accept the minutes as amended.

Second: Made by Mr. Osgood

Vote: 5-1 motion passed

Mr. Colby announced that he will be absent for the February 26, 2014 meeting.

Adjournment

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

Second: Made by Mr. Morin

Vote: 6-0 motion passed

Adjourn at 8:12 pm

Respectfully submitted,
JoAnna Arendarczyk
Land Use Clerk