

meeting date: July 13, 2016

Town of Nottingham  
P.O. Box 114  
139 Stage Road  
Nottingham NH 03290



RECEIVED *JMA*  
6/23/16  
PLANNING / ZONING OFFICE  
TOWN OF NOTTINGHAM  
Office 603-679-9597 X1  
Fax 603-679-1013  
plan.zone@nottingham-nh.gov  
www.nottingham-nh.gov

### Planning Board Project Application

Case#: 16-008-SIT	Project Name: All Aboard SIT-Addition	Date: 6/23/2016
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**Formal Application(s):**

**Subdivision Type:** Conventional \_\_\_ Open Space \_\_\_ LLA \_\_\_

**Site Plan Review:** Conventional  Change of Use \_\_\_

Concurrent Subdivision/ Site Plan Review \_\_\_

**Amendment to Approval of:** Subdivision \_\_\_ Site Plan \_\_\_ Other \_\_\_

Total Acreage: 1.2	Current Use Acreage: -	# of Proposed Lots:
Project Address: 249 Stage Rd Nottingham		
Current Zoning Districts:		
Overlay Districts:	Map(s): 29	Lot (s): 11
Request: To <del>waive</del> add an additional building at the back of the lot to accommodate kindergarten + school age children		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

- Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- Form B "Authorization to Enter upon Subject Property" has been filed with this application
- Form C "Authorization to Represent" has been filed with this application
- 6-sets of full size plans
- 10 sets of 11"x17" plans - made by LVC
- Waiver Form(s)
- Completed Checklist

\$220 *JMA*

# TOWN OF NOTTINGHAM

PLANNING & ZONING  
PO Box 114  
139 Stage Road  
Ph: (603) 679-9597 Fax: (603) 679-1013

## AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

Property Owner(s) Cheryl A. Roberts 6/29/16 George Robinson 6/29/16  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

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Signature Date Signature Date

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Planning Board

**SITE**  
**Subdivision Plan**  
**Waiver Request Form**

Under Subdivision Plan Regulations 5.3- Request for Waivers, 8.1 - Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of ~~Subdivision~~ **SITE** Plan:

Tax Map	29	Lot	11	Sub-Lot	
Site Location:	249 Stage Rd Nottingham				
Zoning District(s):					
Owner(s):	Cheryl - George Robinson - All Aboard Preschool				
Address of Owner(s):	249 Stage Rd Nottingham NH 03290				
Name of Applicant (if different from owner):	Cheryl - George Robinson				
Phone Number:	603-834-0677	Email:	carob95@hotmail.com		
Land Surveyor:	Peter Landry				

I, Cheryl & George Robinson Seek the following waiver to the  
Town of Nottingham ~~Subdivision~~ Regulations, Article \_\_\_\_\_ Section \_\_\_\_\_, for the above case  
submittal: site plan

we are asking to have the "topo & drawn by surveyor"  
waived, we would like to use the original  
site plan that was drawn that was accepted and on  
file. We have submitted original that is on file  
and the proposed building added to original site  
plan

Cheryl & George Robinson  
Signature of Owner/Applicant

6-21-16  
Date

06/21/2016

Nottingham Planning Board

139 Stage Road

Nottingham, NH 03290

ATTEN: Chairman Dick Grotenhuis

Dear Mr. Grotenhuis and Board Members,

We are proposing to expand the current business known as All Aboard Preschool & Childcare Ctr, Inc, located at 249 Stage Road Nottingham, NH. We would like to place an additional building, 28x56 modular classroom, at the back of our existing parking lot to accommodate the ever increasing need for before and after kindergarten care as well as before and after school care.

The proposed building is currently set up as 2 classrooms with 1 bathroom and was used in a larger city in NH previous to us purchasing it. We would construct an additional bathroom to be in compliance with NH Bureau of Childcare Licensing. This building would have its own state approved septic system located behind the proposed building. ( See plan) The building will be handicap accessible. We also plan to put stone around the skirting to re-infiltrate the ground from rain water erosion. The use of the existing well has been approved by Tom Willis of DES, pursuant to receiving a recorded Well Radius Easement from an abutter, Kathryne Brosnan. We have received this easement and it will have been recorded before this meeting. A copy of the notarized Easement is attached. We will be updating the well pump as well as making the well head casing extend above ground for future compliance with DES. This has not been mandated by DES.

We have addressed the traffic flow with Chief Foss and he has stated he has no concerns based on the use of the current driveway status. ( See attached letter) We will be installing a NO PARKING sign at the space between NES and our property to maintain clear visibility for those exiting both NES and our center. This will have been completed before this meeting. The current parking area is sufficient for the continued dropping off and picking up of children as well as handling an increase in staff vehicles.

The center will continue to operate on a year round basis with operating hours of Mon-Fri from 7am-5:30pm. The size of the proposed building will accommodate approx. 30 children with a final number dependent upon State Licensing requirements. Our plan is to utilize 1 classroom for before and after kindergarten care and the other classroom for a before and after school program for young age children, which would be open during school vacations and such but will close at the start of the Town Rec. summer program and reopen at the close of the Rec. program before school begins.

We have been in operation for 11 years this Sept. and have been at full capacity since shortly after we opened. We maintain a waiting list for most of our classrooms and our PreK classroom has a waiting

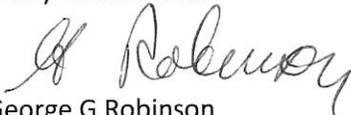
list of upwards of 2 years. In the time we have been opened we have gone from being a licensed program by the State of NH to a Licensed Plus program as well as a Strengthening Families Center. We accept State Scholarship families and work with our families in times of crisis. Our Director and I were the only childcare center members of the NH Childcare Task Force for Emergency Response and work with Nottingham Elementary School on Evacuation/Relocation drills as well as perform our own emergency drills on a regular basis. We have an Emergency Response Plan that we continually work to improve. All of our staff are CPR/First Aid certified within a short time of being hired to ensure the safety of all children enrolled in our program. This year we are working with the Nottingham Food Pantry to start a "Backpack to School" program to help those in need within our community, as well as will continue to support our community with adopting a family during the holiday season and as needed throughout the year. I feel that the continued full capacity status over the course of the past 11 years as well our dedication to improving our program and supporting our families and community, is a testament to the center that we are. We are committed to continue providing a quality childcare program for the families of Nottingham and some of our surrounding towns. The need for before and after kindergarten care as well as before and after care for young school age children within this town far outweighs what is available. We feel that the impact on the town will be a positive and welcoming one.

We will continue to follow all rules and regulations governing Preschool and Childcare Centers as set forth by the State of NH Bureau of Childcare Licensing as well as the Town of Nottingham. We respectfully ask that you approve this additional building on our lot so that we can accommodate some of these families beginning this school year 2016/2017.

Respectfully~



Cheryl A Robinson



George G Robinson

Applicant

George + Cheryl Robinson  
46 Bardony Ln  
Nottingham  
895-6008

109.5

Original  
Plan n file  
w/ tax

GARY CHASE  
249 Stage Rd.

MAP 29 Lot 10

Abutter  
Nottingham  
School

MAP 29 Lot 12

412'

412'

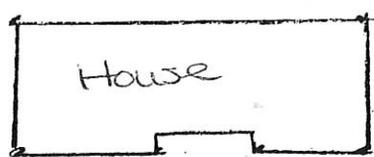
Abutter

Kathryne  
Brosnan

Map 29 Lot 10

SCALE  
1" = 10'

PLOT  
PLAN

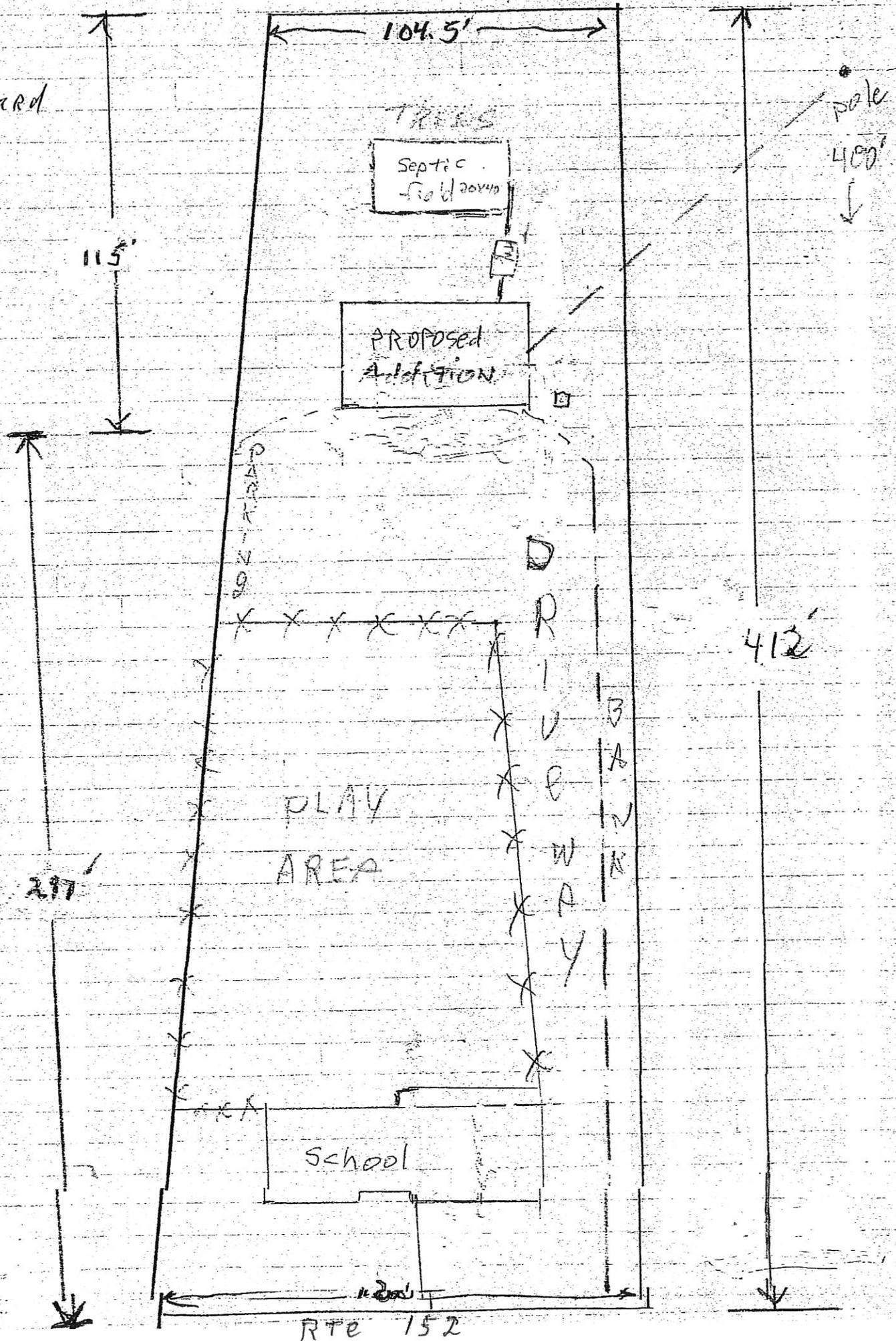


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6-20-16

All Aboard

← N



# **NOTTINGHAM POLICE DEPARTMENT**

**NOTTINGHAM NEW HAMPSHIRE 03290-0265**

139 Stage Road - P.O. Box 265

BUSINESS (603) 679-1506

FAX (603) 679-1504

DISPATCH (603) 679-2225

E-MAIL [nottinghampd@nottingham-nh.gov](mailto:nottinghampd@nottingham-nh.gov)

**GUNNAR F. FOSS**  
CHIEF OF POLICE

**06/16/2016**

**Nottingham Planning Board**

**139 Stage Rd.**

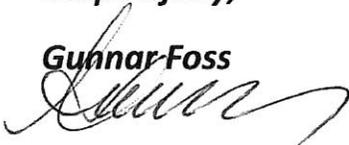
**Attn.: Chairman Dirk Grotenhuis**

**Dear Mr. Grotenhuis,**

**I was asked by Mr. George Robinson to review a preliminary plan of expansion for All Aboard Preschool as it pertains to vehicular activity at that location. Based on the plan as explained by Mr. Robinson, the attentiveness paid to the original plan for parking and vehicle movement, and a plan to add signage to further provide guidance for drop-off and pick-up of children, I can cite no issue with the plan as it relates to the parking, dropping off and/or pickup of children.**

**Respectfully,**

**Gunnar Foss**



06/17/2016

Nottingham Planning Board

139 Stage Road

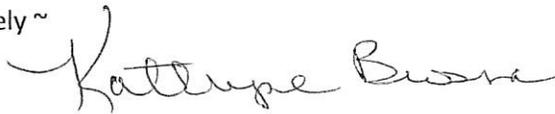
Nottingham, NH 03290

ATTEN: Chairman Dick Grotenhuis

Dear Mr. Grotenhuis and Board Members,

I am an abutter of All Aboard Preschool and Childcare Center. I have been informed of their intention to expand their program by adding a building at the rear of the property to accommodate kindergarten and school age children. I have no objection to this proposed expansion and I am in favor of it.

Sincerely ~

A handwritten signature in cursive script that reads "Kathryn Brosnan".

Kathryn Brosnan

251- Stage Rd.

Nottingham, N. H.

03290



## WELL RADIUS EASEMENT

Know all persons that Kathryne Brosnan (Grantor), of 251 Stage Rd. Nottingham, NH grants to All Aboard Preschool & Childcare Center, Inc. (Grantee), of 249 Stage Rd. Nottingham, NH, with quitclaim covenants a **WELL RADIUS EASEMENT** in the following described property for the benefit of land of said All Aboard Preschool & Childcare Center, Inc. (grantees)

A portion of the premises owned by the Grantors situated at 251 Stage Rd, Nottingham, NH being shown as a [curved area extending 85 feet into the Grantors' property near the southern lot boundary as shown plan entitled, MAP 000029 & LOT 000010 dated being part of a well location plan prepared by \_\_\_\_\_ (designer's name) and filed with the State of New Hampshire and the City/Town of Nottingham.

PURPOSE: The easement conveyed herein is for the purposes of allowing the Grantees to maintain and protect that portion of the well radius as shown on the aforesaid Plan for the benefit of their adjacent land as follows:

The permanent right and easement over such portion of the premises described above as is necessary to maintain and protect a protective well radius area around the well to be located on the Grantees' property as shown on said plan.

The purpose of the protective well radius easement is to establish a protective area to prevent contamination of the well for the Grantees' property. So long as the well is used for a source of water supply, the area of the above-described easement shall be kept in a natural state. No use of the area shall be permitted which could directly or indirectly degrade the quality of the well water. Uses that would be prohibited include:

- Transportation corridors (except for to provide right-of-way access to the grantor's property)

- Underground utilities or structures except those that are associated with potable water, electricity, or communication
- The storage, handling, transport, treatment, or disposal of the following: Domestic or Industrial Wastewater; or, hazardous or regulated substances such as pesticides, gas and oil, and other chemicals; or, hazardous or solid wastes; or, fertilizers; and
- Any other use that the New Hampshire Department of Environmental Services determines would be detrimental to water quality.

Not change in use of the area of the protective easement may be undertaken without approval from the New Hampshire Department of Environmental Services, which approval shall not be unreasonably withheld.

EXECUTED this XX day of June 22, 2016 (Month and Year)

*Kathryne Brosnan*

//ss// Grantor

STATE OF NEW HAMPSHIRE

COUNTY OF Rockingham

This instrument was acknowledged before me on XX (day) of June 22, 2016 (month and year), by Kathryne Brosnan (Grantors)

IN WITNESS Whereof, I hereunto set my hand and official seal.

*Mechelle Lenane*

Notary Public/Justice of the Peace

My Commission Expires 4-6-2021

